

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26207

Send Tax Notice To: Matthew W. Mitchell
113 Pine Hill Cir.
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Four Thousand Dollars and No Cents (\$124,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Philip Dudley**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew W. Mitchell and Hannah Mitchell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or his spouse if any.

\$114,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April, 2020.

Philip Dudley

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Philip Dudley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2020.

Notary Public, State of Alabama

My Commission Expires: 9-22-2020

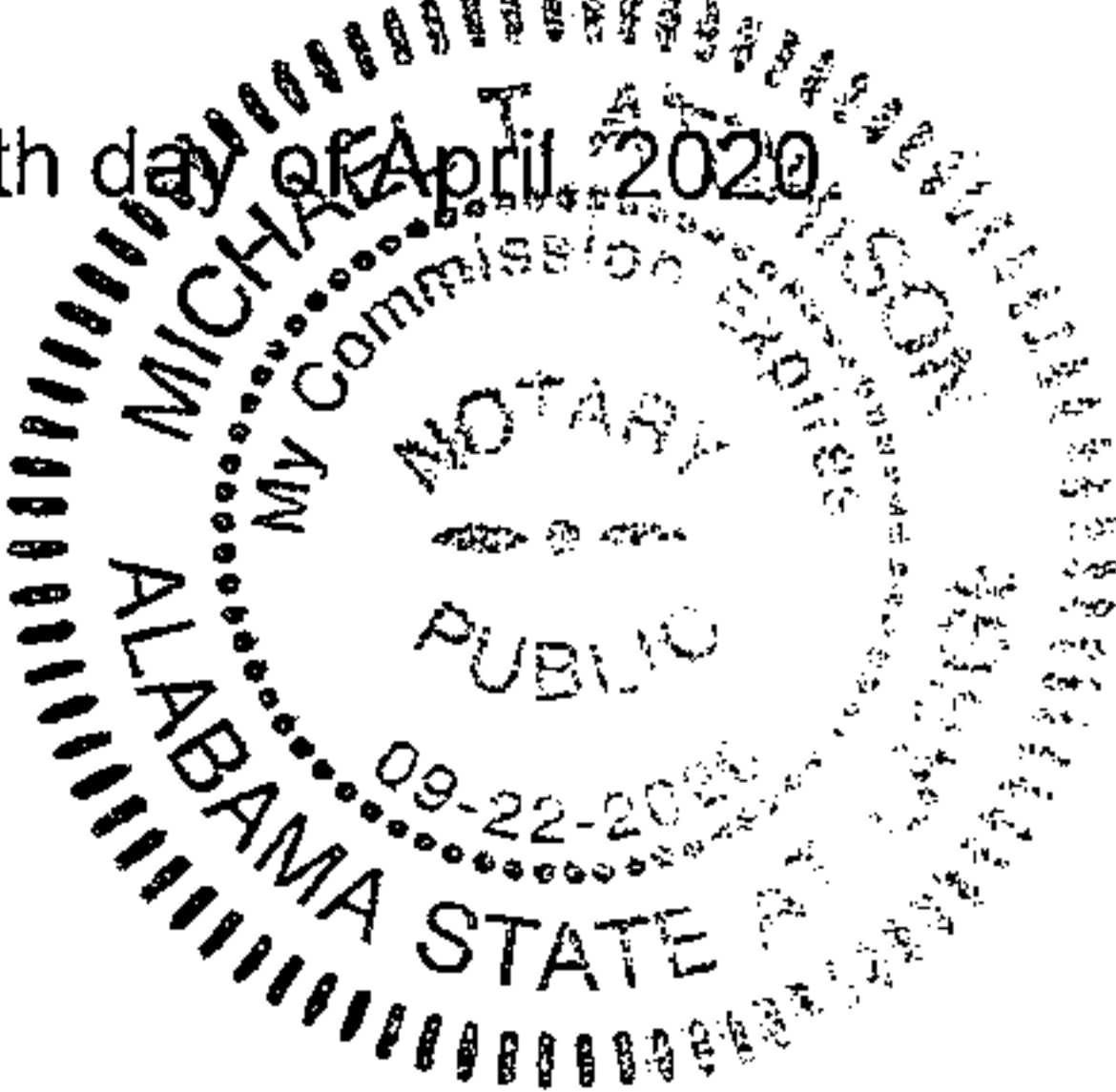


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run North 67 degrees 49 minutes West a distance of 90.5 feet to a point on the West R.O.W. line of Alabama Highway #25; thence turn an angle to the right of 101 degrees 17 minutes and run a distance of 105.0 feet; thence turn an angle 88 degrees 51 minutes to the left and run a distance of 199.52 feet; thence turn an angle of 93 degrees 22 minutes to the left and run a distance of 119.93 feet to a point; thence turn an angle of 112 degrees 42 minutes to the right and run a distance of 51.5 feet to a point; thence turn an angle of 95 degrees 12 minutes 30 seconds to the left and run a distance of 108.93 feet to the point of beginning of the property herein conveyed; thence continue on said line a distance of 110.07 feet to a point; thence turn an angle to the right of 95 degrees 49 minutes 30 seconds and run a distance of 194.2 feet to a point; thence turn an angle to the right of 84 degrees 37 minutes and run a distance of 108.0 feet to a point; thence turn an angle to the right of 94 degrees 48 minutes 30 seconds and run a distance of 193.24 feet to the point of beginning.

Said parcel of land is situated in the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West, excepting Street R.O.W. of Pine Hill Circle. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Philip Dudley	Grantee's Name	Matthew W. Mitchell
Mailing Address	205 Gadsden Street	Mailing Address	113 Pine Hill Cir.
	Columbiana, AL 35051		Columbiana, AL 35051
Property Address	113 Pine Hill Cir.	Date of Sale	April 30, 2020
	Columbiana, AL 35051	Total Purchase Price	\$124,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

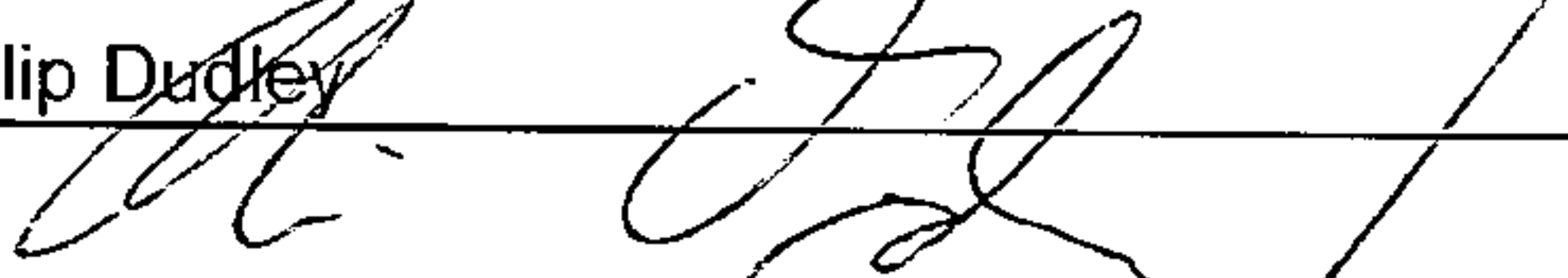
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	April 28, 2020	Print	Philip Dudley
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2020 02:17:09 PM
\$38.00 CHERRY
20200501000172260

Allen S. Bayl