

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26299

Send Tax Notice To: Aaron Anthony Mitchem
Candi L. Mitchem

5030 Hwy 55
Wilsonville, AL 35186

**CORPORATION FORM 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 **Two Hundred Twenty Four Thousand One Hundred Twenty Five Dollars and No Cents (\$224,125.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Westervelt Company, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Aaron Anthony Mitchem and Candi L. Mitchem**, (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

\$168,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Seller hereby reserves from the sale of the property for itself and its successors and assigns, all interest in oil, gas, and other liquid or gaseous hydrocarbons, including without limitations, coal seam gas, coal; lignite; ironstone; limestone; dolomite limestone and minerals of every nature; kind or description whatsoever now and hereafter susceptible to commercial exploitation, sand and gravel excluded in and upon the Property, together with the usual and customary rights of ingress and egress to and from the lands.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of June, 2020.

The Westervelt Company, Inc.

James J. King, Jr.
By: James J. King, Jr.
As: Vice President

State of Alabama

County of Shelby

I, Preasha J. Smith, a Notary Public in and for said County in said State, hereby certify that James J. King, Jr. as Vice President of The Westervelt Company, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2020.

Preasha J. Smith
Notary Public, State of Alabama

My Commission Expires: 10/16/2023

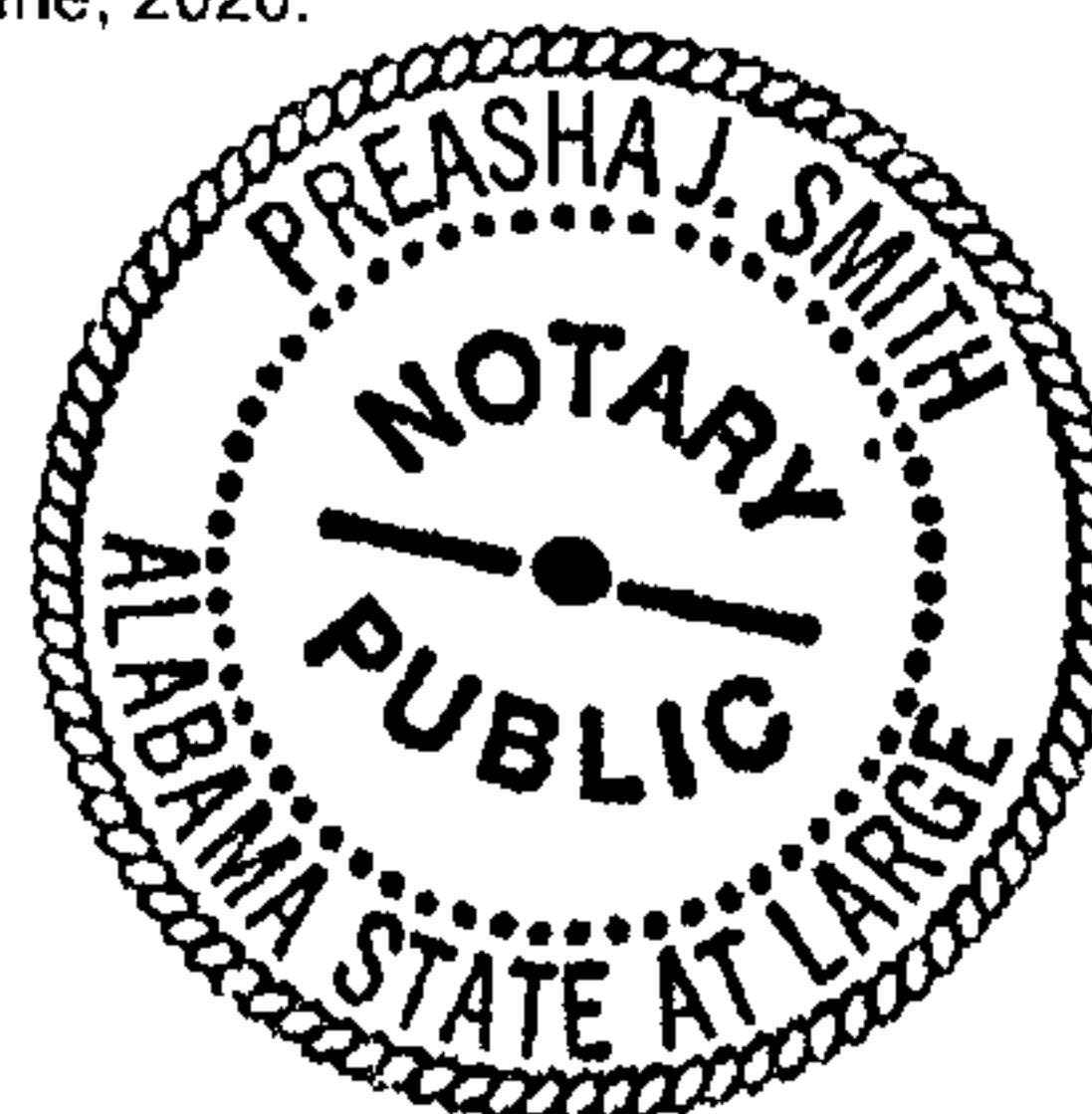


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 9, Township 20 South, Range 1 East, Shelby County Alabama; and being more particularly described as follows:

Start at an iron pipe found accepted to mark the Southeast Corner of Section 9, said iron pipe being the POINT OF COMMENCEMENT; thence run South 89°55'42" West along the Southern boundary of said Section for a distance of 2225.94 feet to set rebar and cap (CA 684), said rebar lying 15 feet off of an existing access road and lying on the Southern boundary of said Section; said rebar being the POINT OF BEGINNING;

Thence run South 89°55'42" West along the Southern Boundary of said Section for a distance of 1781.82 feet to a concrete monument; thence run North 00°27'55" East for a distance of 1308.99 feet to a found rebar and cap (PLS#21784); thence run North 00°27'32" East for a distance of 654.94 feet to a found rebar and cap (PLS#4848); thence run North 00°27'04" East for a distance of 654.95 feet to a concrete monument found; thence run South 89°50'55" East for a distance of 714.48 feet to a found rebar and cap; thence run South 89°33'23" East for a distance of 628.27 feet to an iron pipe found; thence run South 89° 33'23" East for a distance of 32.63 feet to a set rebar and cap (CA684), said rebar lying 15 feet off of an existing access road;

Thence run along the following calls to set rebar and caps (CA684), said rebar lying 15 feet off of an existing access road:

South 06°01'41" West for a distance of 232.20 feet; South 14°30'18" East for a distance of 198.04 feet; South 11°52'05" East for a distance of 171.49 feet; South 14°27'03" West for a distance of 131.34 feet; South 37°13'18" West for a distance of 159.44 feet; South 35°22'05" West for a distance of 648.30 feet; South 08°28'53" West for a distance of 157.65 feet; South 19° 06'11" East for a distance of 172.04 feet; South 40°38'29" East for a distance of 222.87 feet; South 77°44'19" East for a distance of 172.46 feet; South 81°39'00" East for a distance of 176.68 feet; South 62°23'40" East for a distance of 240.41 feet; South 48°26'32" East for a distance of 153.56 feet; South 23°27'07" East for a distance of 149.04 feet; South 05°51'52" West for a distance of 101.63 feet; Thence run South 16°20'42" West for a distance of 245.20 feet to the POINT OF BEGINNING.

Less and except all easements and right-of-ways.

According to the Survey of Lance Alan Stripling, PLS, Alabama License No #30819, dated 1st day of May, 2020.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/22/2020 04:07:24 PM
 \$252.50 JESSICA
 20200622000254790

Allen S. Bayl

20200622000254790 06/22/2020 04:07:24 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Westervelt
 Mailing Address _____

Grantee's Name Anthony Mitchem
 Mailing Address 5030 Hwy 55
Wilsonville AL 35186

Property Address vacant land
Westover, AL

Date of Sale 6/22/2020
 Total Purchase Price \$ _____
 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)

- Bill of Sale Appraisal
 Sales Contract Other
 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 or 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 _____

Print Mike T. Atchison

Unattested _____
 (verified by)

Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one