

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-2559

Send Tax Notice To: Tammy Mitchell

1049 Wyndham Ln.
Helena, AL 35080

20200702000273000
07/02/2020 08:18:21 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$139,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Andrew Myers Battle, Deceased, Shelby County, Alabama Probate Case No. PR-2020-000372**, whose mailing address is 1049 Wyndham Lane, Helena, AL 35080 (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 **Tammy Mitchell, whose mailing address is 6555 Post Oak Dr., Bessemer, AL 35023** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1049 Wyndham Ln., Helena, AL 35080**; to wit;

Lot 78, according to the Survey of Wyndham-Wilkerson Sector, as recorded in Map Book 22, Page 143, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions and Rights-of-Way of record.

\$118,915.00 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 Grantee, his, her or their heirs and assigns forever.

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 Personal Representative, Feldon Myers Battle, who is/ are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of June, 2020.

ESTATE OF ANDREW MYERS BATTLE,
DECEASED

Feldon Myers Battle
Feldon Myers Battle
Personal Representative

State of Alabama

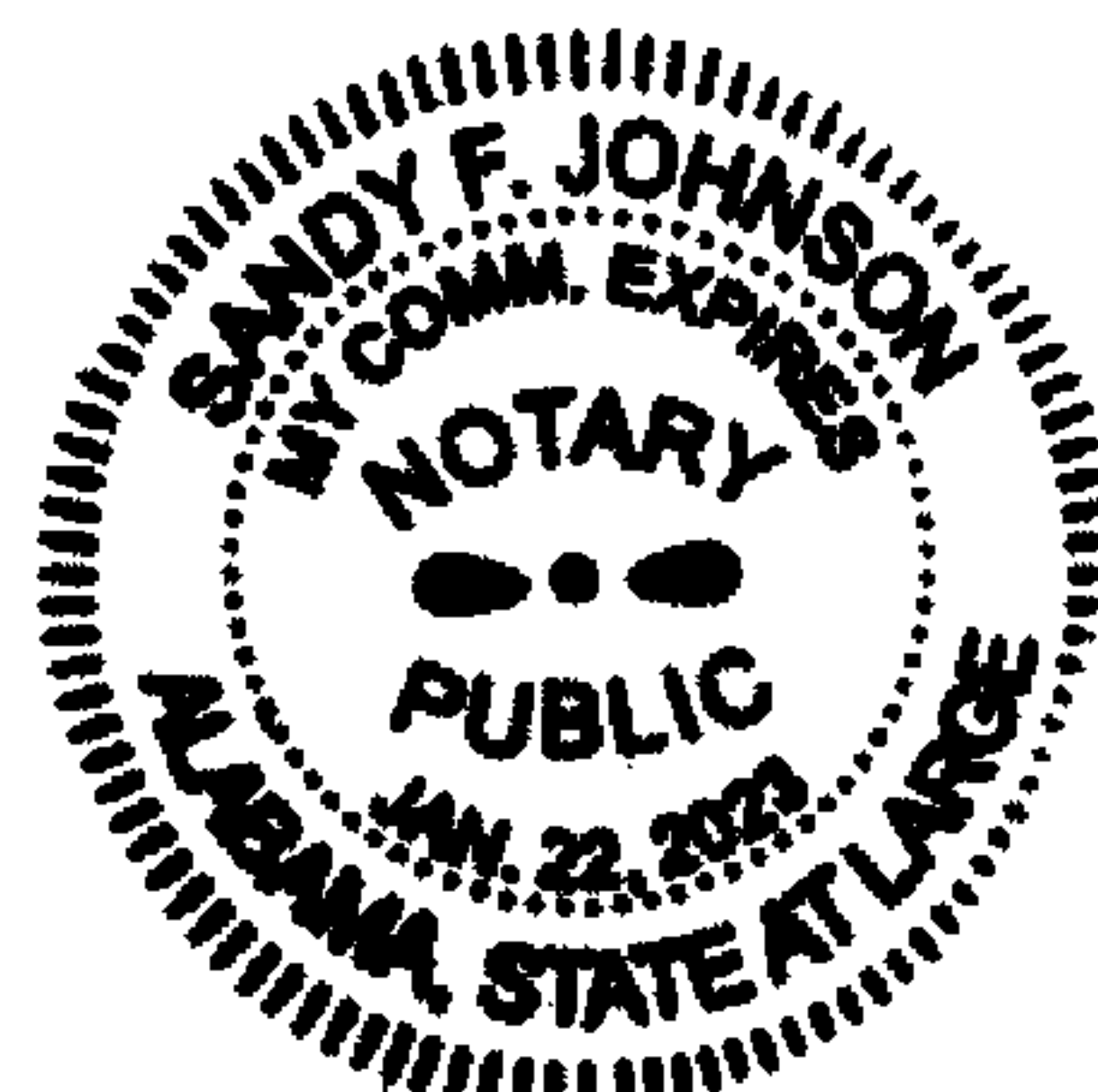
County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Feldon Myers Battle, Personal Representative of the Estate of Andrew Myers Battle, Deceased 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 Estate on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2020.

Sandy F. Johnson

Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 08:18:21 AM
\$43.00 CHARITY
20200702000273000

Allie S. Bayl