

20200702000276810
07/02/2020 04:07:34 PM
DEEDS 1/2

Send tax notice to:
Joseph Mitchell
2499 Forest Lakes Lane
Sterrett, Alabama 35147
CHL2000154

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Eight Thousand and 00/100 Dollars (\$178,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ann C. Mizicko and Stephen Mobley, wife and husband**, whose mailing address is: 3022 Chelsea Ridge Trail, Chelsea, AL 35043 (hereinafter referred to as "Grantor"), by **Joseph P. Mitchell** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 675 ACCORDING TO THE SURVEY OF FOREST LAKES, 12 SECTOR, AS RECORDED IN MAP BOOK 34 AT PAGE 3 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

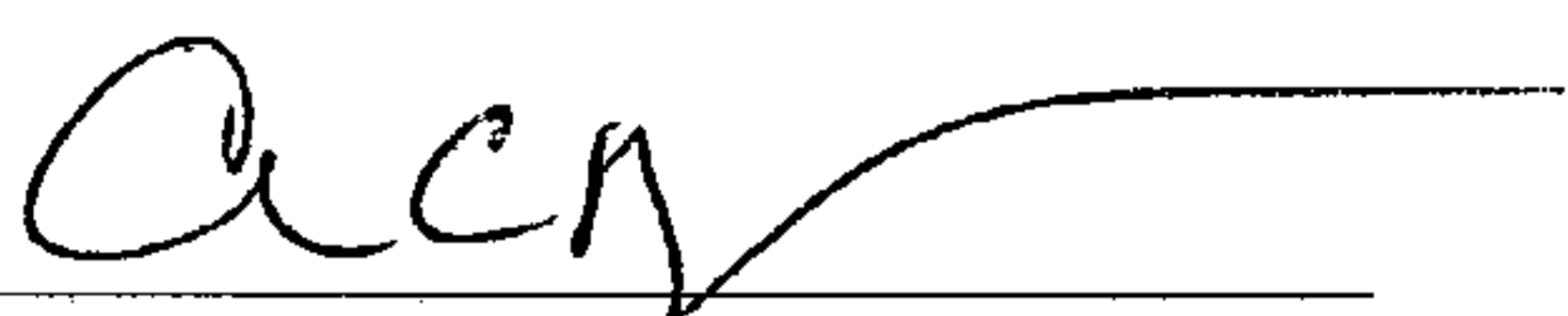
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$169,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 1st
day of July, 2020.

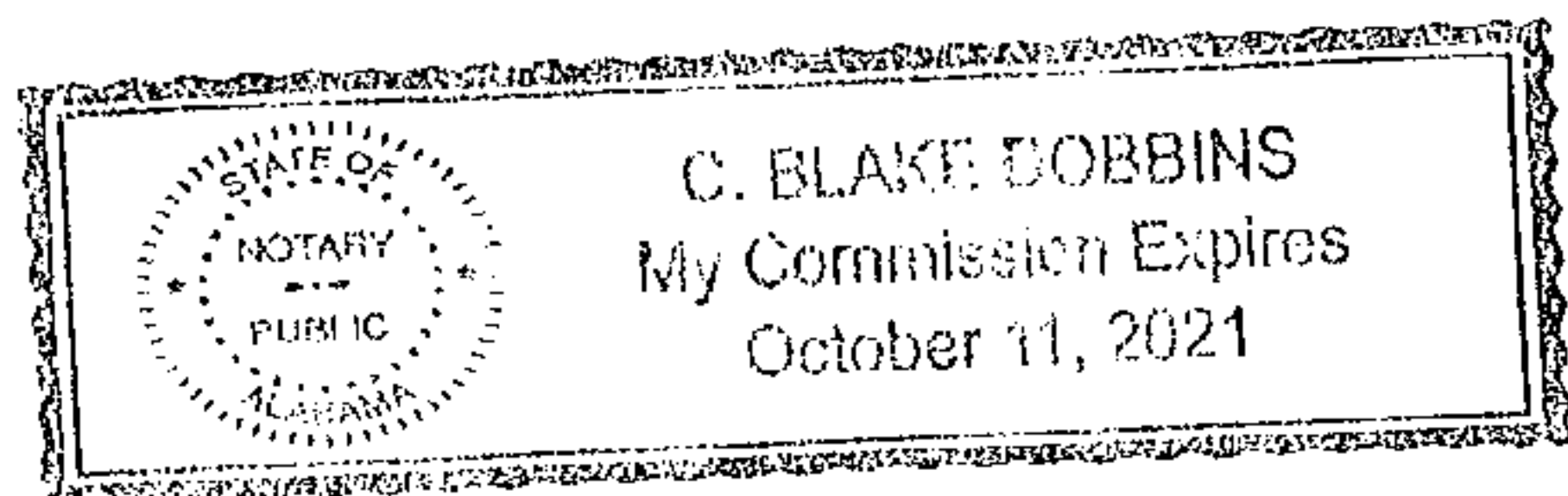

Ann C. Mizicko



Stephen Mobley

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann C. Mizicko and Stephen Mobley, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 1st day of July, 2020.




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 04:07:34 PM
\$34.00 CHARITY
20200702000276810

