

20200806000337090
08/06/2020 02:51:54 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Timothy Love Mitchell
Amelia Joan Newell Brakefield
539 Miller Circle
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2001049

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Eight Thousand and 00/100 Dollars (\$308,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Harold E. Gilkerson and Linda Keister Gilkerson, husband and wife**, whose address is 5045 Stone Bridge Lane B'ham AL 35242 (hereinafter "Grantor", whether one or more), by **Timothy Love Mitchell and Amelia Joan Newell Brakefield**, whose address is 539 Miller Circle, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **539 Miller Cir, Pelham, AL 35124**, to-wit:

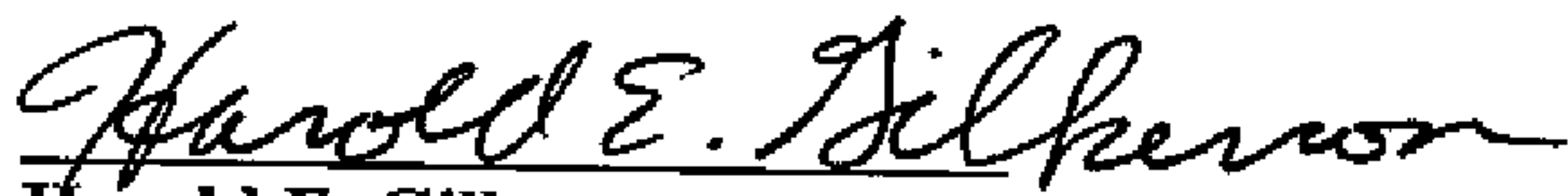
Lot 12, according to the Survey of Indian Ridge Estates, as recorded in Map Bok 6 Page 44, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of August, 2020.

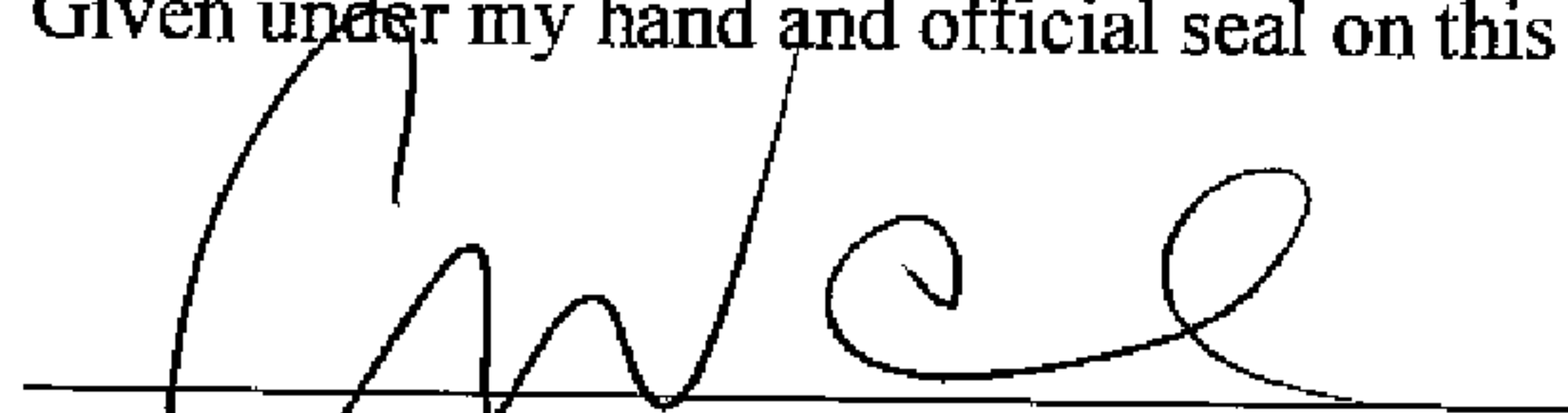

Harold E. Gilkerson


Linda Keister Gilkerson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Harold E. Gilkerson and Linda Keister Gilkerson**, husband and wife, 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 on this 3rd day of August, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2020 02:51:54 PM
\$333.00 CHERRY
20200806000337090

