

20201104000499810
11/04/2020 01:17:10 PM
DEEDS 1/2

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Jeremy J. Brush
Courtney C. Brush
145 King James Ct
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THOUSAND and 00/100 DOLLARS (\$30,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, MIKE MITCHELL HOMES, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JEREMY J. BRUSH and COURTNEY C. BRUSH (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama to-wit:

Lot 27, according to a Resurvey of Lots 10 through 13, 27, 31, 32 and 34 through 38, final Plat of forest Ridge, as recorded in Map Book 32, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$30,000.00 of the proceeds were paid from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 7th day of October, 2020.

Mike Mitchell Homes, LLC

Jerry D. Mitchell 25 & Hornby 14 feet
for William M. Mitchell
By: Jerry D. Mitchell as Attorney in Fact for
William M. Mitchell
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry D. Mitchell, whose name as Attorney in Fact for William M. Mitchell, Member of Mike Mitchell Homes, LLC 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 conveyance, he, as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of October, 2020.

G. D. Harrelson
NOTARY PUBLIC
My Commission Expires 8-21-23





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 01:17:10 PM
\$26.00 CHARITY
20201104000499810

20201104000499810 11/04/2020 01:17:10 PM DEEDS 2/2

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Mike Mitchell Homes, LLC
Mailing Address 960 Forestdale Blvd
Birmingham, AL 35214

Grantee's Name Jérémy Brush
Mailing Address 145 King James Ct
Alabaster, AL 35007

Property Address 100 Timber Ridge Dr
Alabaster, AL 35007

Date of Sale 10/07/2020
Total Purchase Price \$ 30,000

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
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

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 10-7-2020

Print Jeremy J Brush

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1