

20201229000594760
12/29/2020 07:38:36 AM
DEEDS 1/4

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

DSL D Land Management
Company, Inc.
1178 Dunnavant Valley Rd
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,250,000.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Jane Mitchell Roy and John Roy**, husband and wife, and **Howard K. Mitchell, Jr.** a married man do hereby grant, bargain, sell and convey unto **DSL D Land Management Company, Inc.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1 according to the Survey of the Mitchell Parcel Resurvey, as recorded in Map Book 52, page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD


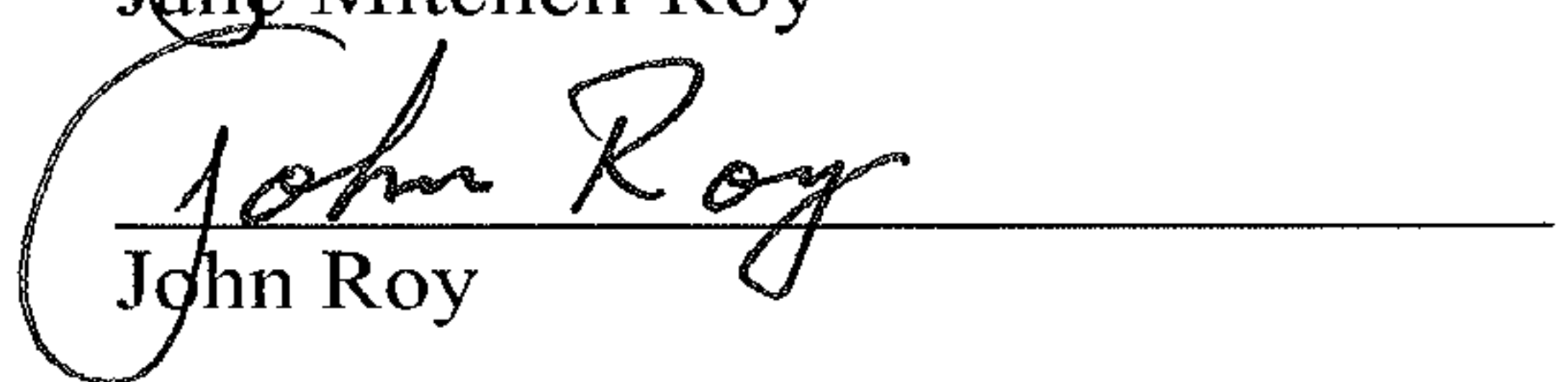
\$1,500,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Jane Mitchell Roy is one and the same as Jane M. Cheeks, Jane Mitchell Burchfield, and Jane Mitchell. The property herein conveyed did never constitute the homestead of Howard K. Mitchell, Jr. or his spouse.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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.

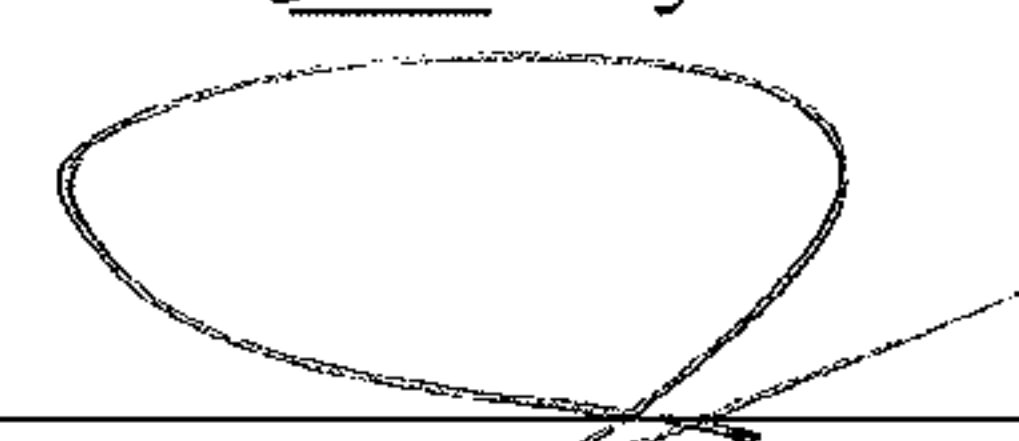
IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of December, 2020.

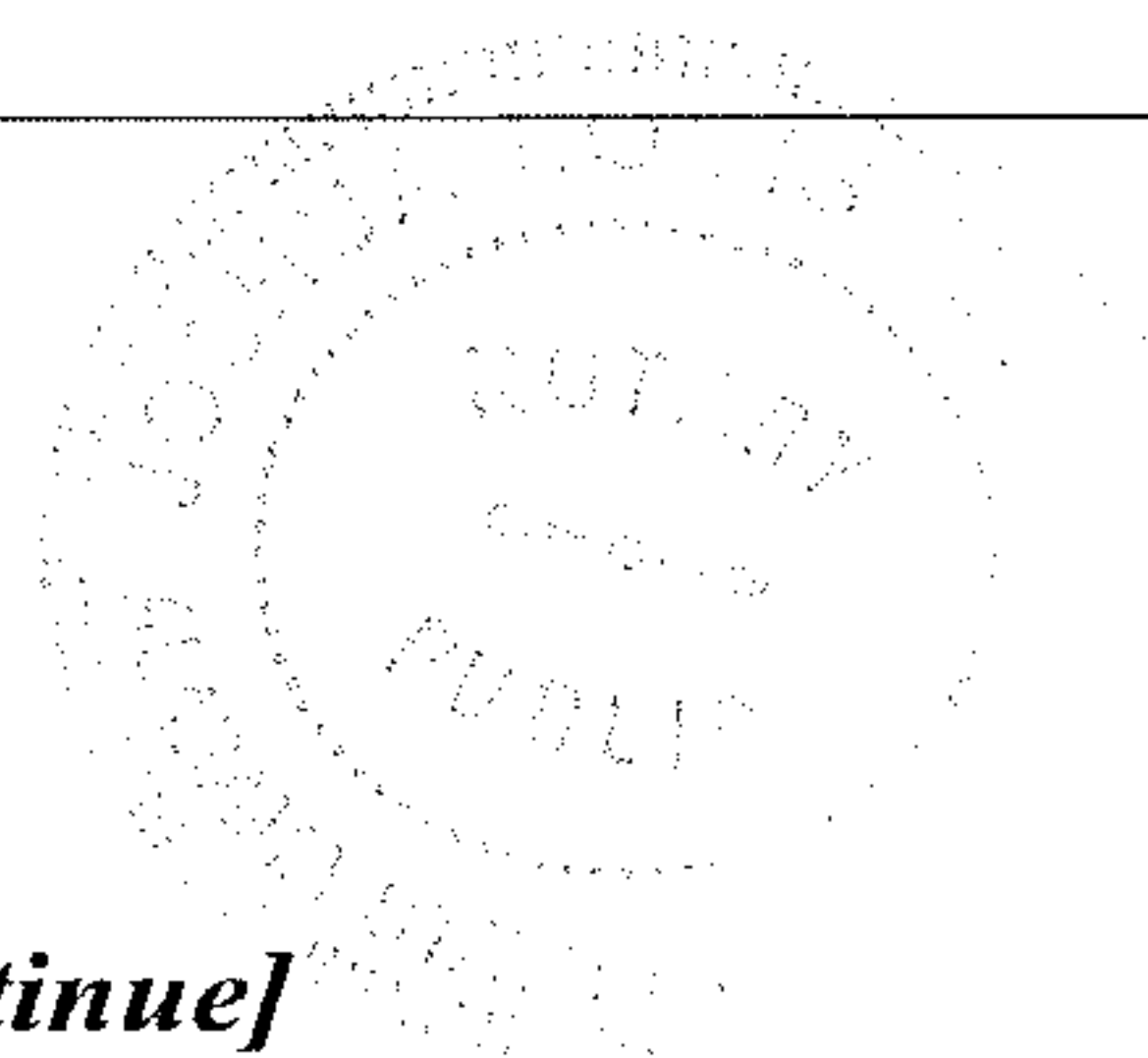

Jane Mitchell Roy

John Roy

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jane Mitchell Roy and John Roy**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December, 2020.


Notary Public
JOSHUA LOUIS HARTMAN
JOSHUA LOUIS HARTMAN
My Commission Expires: _____
Notary Public, Alabama State At Large
My Commission Expires March 19, 2024



[Signatures and Acknowledgements Continue]

Howard K. Mitchell Jr.
Howard K. Mitchell, Jr.

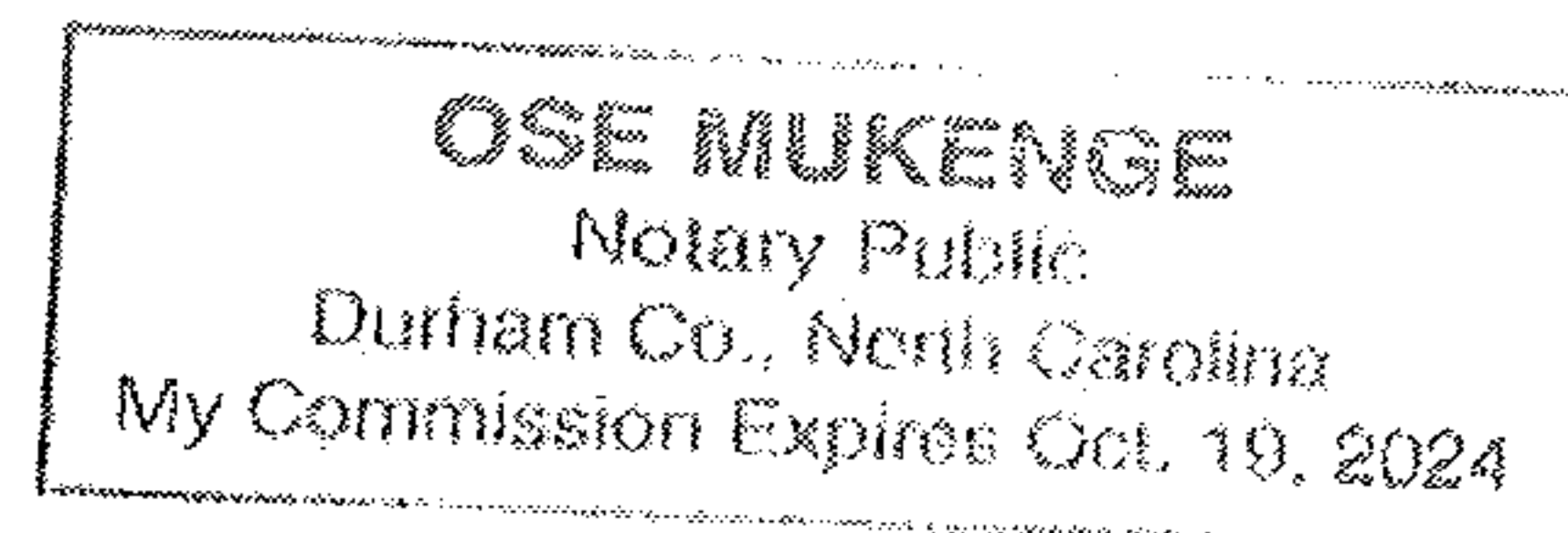
STATE OF NC
COUNTY OF DURHAM

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Howard K. Mitchell, Jr.**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December, 2020.


Notary Public

My Commission Expires: 10/19/2024



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Jane Mitchell and Howard K. Mitchell, Jr.
Mailing Address _____Property Address 1200 Dunnivant Valley Rd
Birmingham, AL 35242Grantee's Name DSL D Land Management
Company, Inc.Mailing Address 1200 Dunnivant Valley Rd
Birmingham, AL 35242Date of Sale December 23, 2020Total Purchase Price \$1,250,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 07:38:36 AM
\$33.00 CHARITY
20201229000594760

Allen S. Bayl

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
X 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: December 23, 2020

_____ Unattested

(verified by)

Print: Joshua L. Hartman

Sign _____

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1