

Send tax notice to:
CLARENCE EUGENE MITCHELL, JR.
1171 COUNTRY CLUB CIRCLE
HOOVER, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021104T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$574,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ROBIN S OUSLEY and BARRY F OUSLEY, wife and husband**, whose mailing address is: 2628 ASHBY WAY, HOOVER, AL 35226 (hereinafter referred to as "Grantors") by **CLARENCE EUGENE MITCHELL, JR. and ALLANA MITCHELL** whose property address is: **1171 COUNTRY CLUB CIRCLE, HOOVER, AL, 35244** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2410-A, according to the Resurvey of Lots 2410 and 2411, Riverchase Country Club, 24th Addition, as recorded in Map Book 12, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Resurvey of Lots 2410 and 2411, Riverchase Country Club, 24th Addition, as recorded in Map Book 12, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 127, Page 140.
4. Notice of Certification of compliance recorded in Book 34, page 549.
5. Covenants, Conditions and Restrictions recorded in Book 14, Page 536; Book 17, page 550; Book 356, page 204; Book 56, Page 555 and Book 238, page 1.

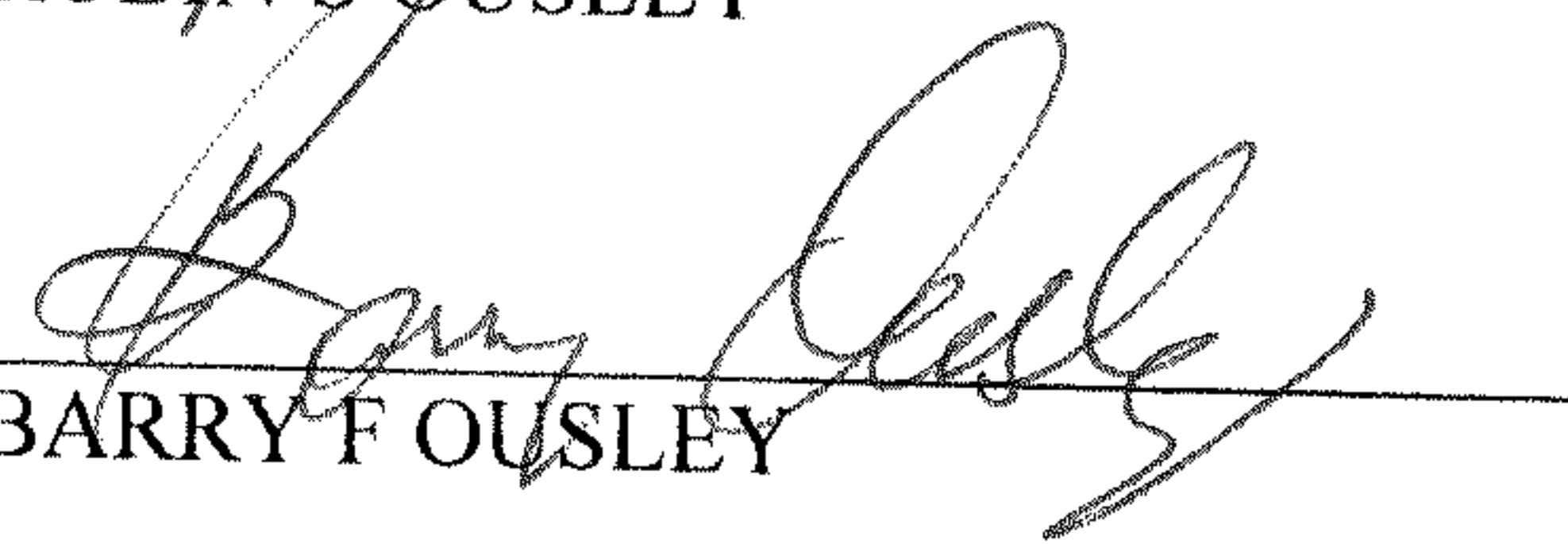
\$568,267.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of March, 2021.


ROBIN S OUSLEY

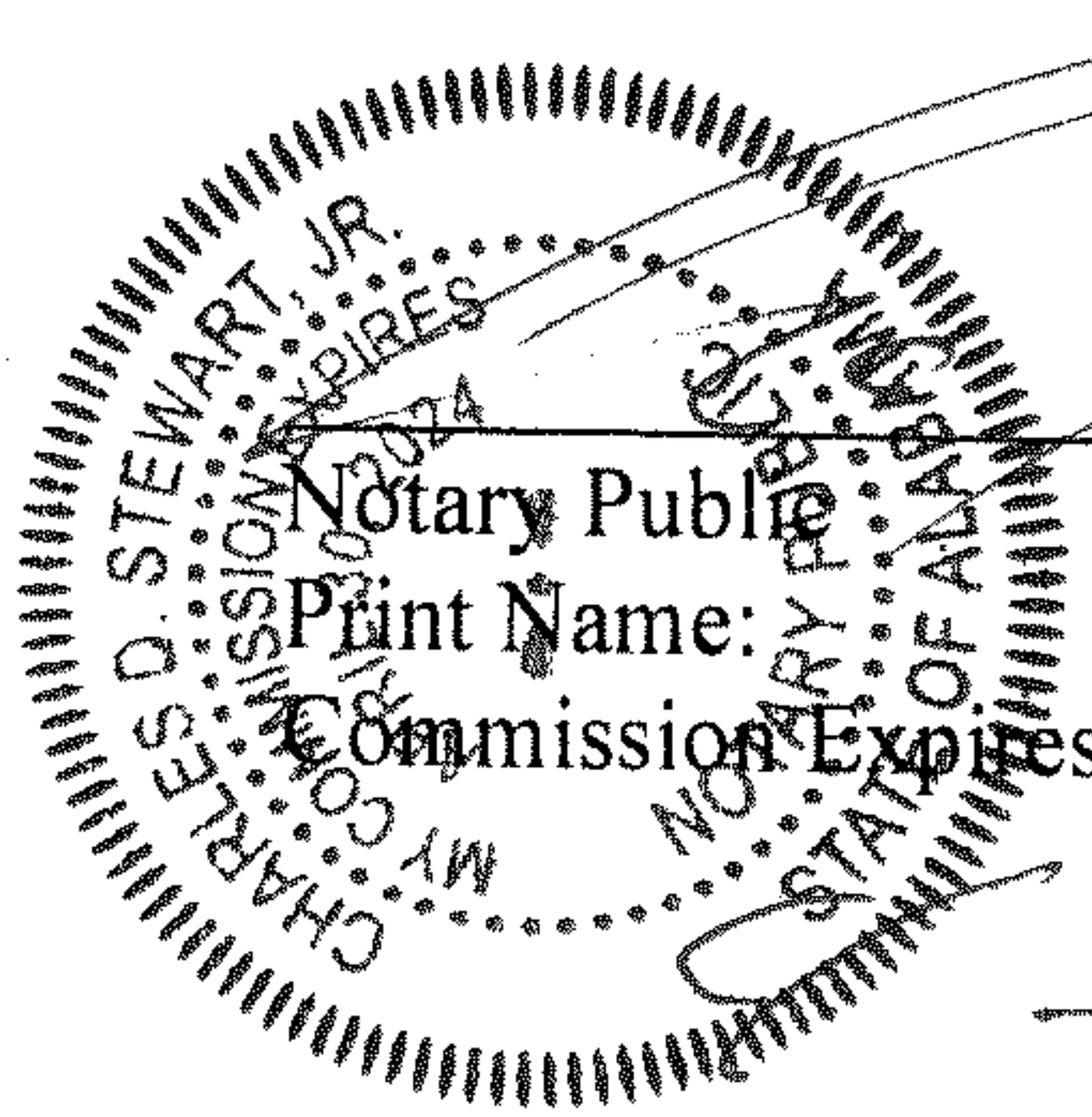
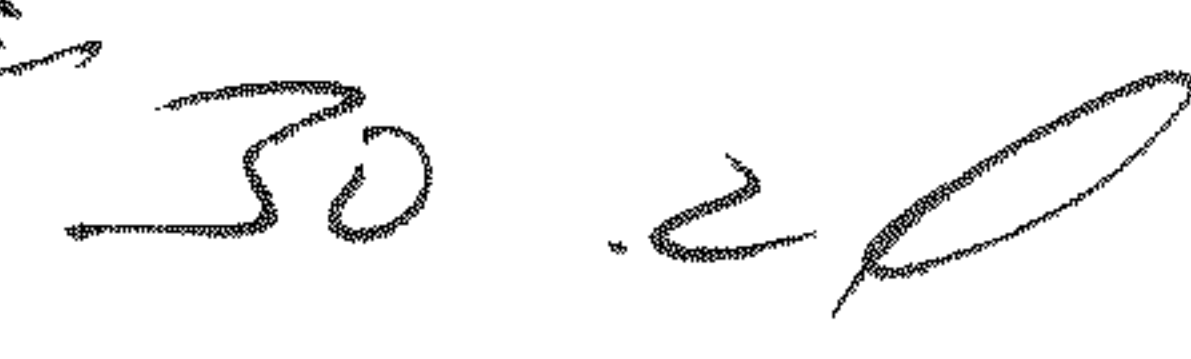

BARRY F OUSLEY

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBIN S OUSLEY and BARRY F OUSLEY whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2021.


Notary Public
Print Name:
Commission Expires:




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2021 11:01:31 AM
\$600.00 CHERRY
20210303000106070

