

Send tax notice to:
James Mitchell IV and James Mitchell III
341 Willow Leaf Circle
Wilsonville AL 35186
CHL2100040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 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 Sixty Five Thousand and 00/100 Dollars (\$165,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charlie Nesbitt and Jane Nesbitt, husband and wife**, whose mailing address is: 2130 Hwy 109, Wilsonville, AL 35186 (hereinafter referred to as "Grantor"), by **James Edward Mitchell IV and James Edward Mitchell III, as joint tenants with rights of survivorship** (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:

(Parcel 002.000)

A tract of land, being all of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1-1/2" rebar found with plate locally accepted to be the Northwest corner of said 1/4-1/4 section; thence South 89 degrees 02 minutes 36 seconds East along the North line of said 1/4-1/4 section for a distance of 1306.24 feet to a 1/2" capped rebar found at the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 45 minutes 51 seconds West along the East line of said 1/4-1/4 section for a distance of 1331.69 feet to a 1-1/2" rebar found with plate at the Southeast corner of said 1/4-1/4 section; thence North 88 degrees 16 minutes 18 seconds West along the South line of said 1/4-1/4 section for a distance of 1306.61 feet to a 1/2" rod found inside a 2" open top pipe at the Southwest corner of said 1/4-1/4 section; thence North 00 degrees 46 minutes 21 seconds East along the West line of said 1/4-1/4 section for a distance of 1314.10 feet to the POINT OF BEGINNING. Containing 39.67 acres, more or less.

30' INGRESS, EGRESS & UTILITY EASEMENT

An easement for ingress, egress and utilities, being 30 feet in width, lying across the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1-1/2" rebar found with plate locally accepted to be the Southwest corner of said 1/4-1/4 section; thence North 00 degrees 17 minutes 24 seconds West along the West line of said 1/4-1/4 section for a distance of 1049.25 feet to the intersection of said West line with the North right of way margin of Chelsea Ridge Road (50' right of way); thence leaving said West line, North 89 degrees 42 minutes 36 seconds East for a distance of 30.00 feet to a point; thence South 00 degrees 17 minutes 24 seconds East for a distance of 1049.91 feet to a point on the South line of said 1/4-1/4 section; thence North 89 degrees 02 minutes 36 seconds West along said South line for a distance of 30.01 feet to the POINT OF BEGINNING. Containing 0.72 acres, more or less.

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.

\$140,000.00 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 26 day of March, 2021.

Charlie Nesbitt

Charlie Nesbitt

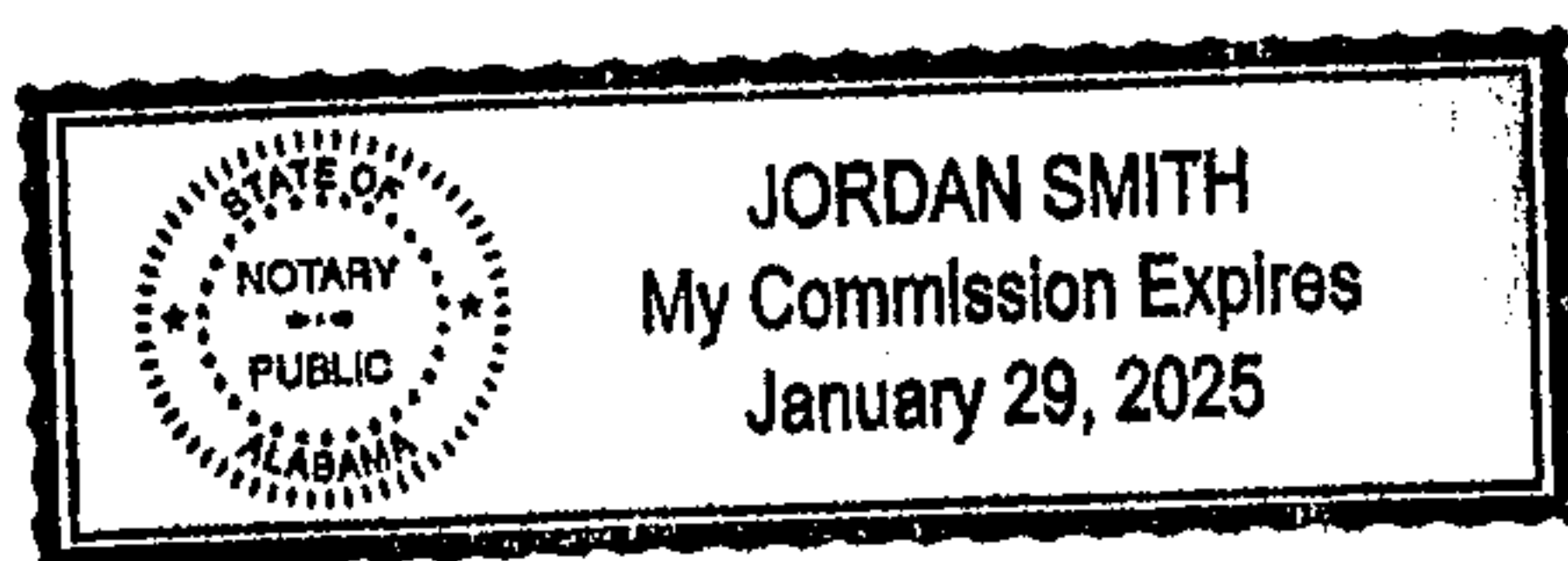
Jane Nesbitt

Jane Nesbitt

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Nesbitt and Jane Nesbitt, 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 26 day of March, 2021.



[Signature]
Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2021 11:54:59 AM
\$190.00 CHERRY
20210329000154540

Allen S. Bayl