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05/27/2021 02:05:25 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Wilhelm A. Laechelt, and Tara T. Laechelt
903 Oakhurst
Shoal Creek, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100394

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy Five Thousand and 00/100 Dollars (\$175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John L. Mitchell a married man**, acting through **Joyce Crawford Mitchell**, his attorney-in-fact, whose address is 3 Lancaster Cir., Shoal Creek
AL 35242, (hereinafter "Grantor", whether one or more), by **Wilhelm A. Laechelt and Tara T. Laechelt**, (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 **Wilhelm A. Laechelt and Tara T. Laechelt**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2 Muirfield Vlg., Shoal Creek, AL 35242, to-wit:**

Lot 55, according to the Survey of Shoal Creek Subdivision as recorded in Map Book 6, Page 150 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, Grantors, John L. Mitchell, by Joyce Crawford Mitchell, as attorney-in-fact, has hereunto set his/her signature and seal on this 25th day of May, 2021.

John L. Mitchell by Joyce Crawford Mitchell as Attorney in Fact
John L. Mitchell by Joyce Crawford Mitchell
as Attorney in Fact

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as attorney in fact for John L. Mitchell By Joyce Crawford Mitchell attorney in fact, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for John L. Mitchell By Joyce Crawford Mitchell attorney in fact on the day the same bears date.

Given under my hand and official seal on this 25th day of May, 2021.

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$200.00 JOANN
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Allen S. Bayl