

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mark Anthony Mitchem
~~4345~~ Hwy 51
Westover, AL 35185

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDREN FORTY SEVEN THOUSAND THREE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$147,360.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Anthony Mitchem, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Mark Anthony Mitchem* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

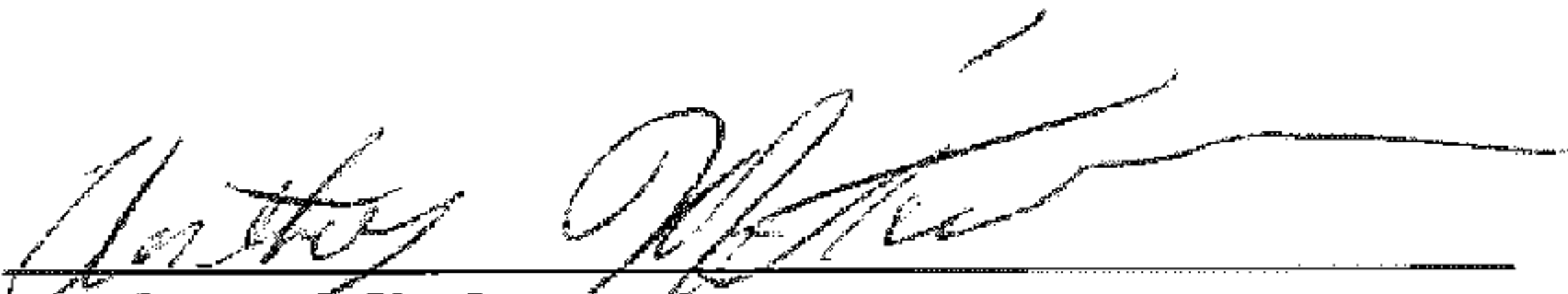
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July 2021.


Anthony Mitchem

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Anthony Mitchem*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2021.

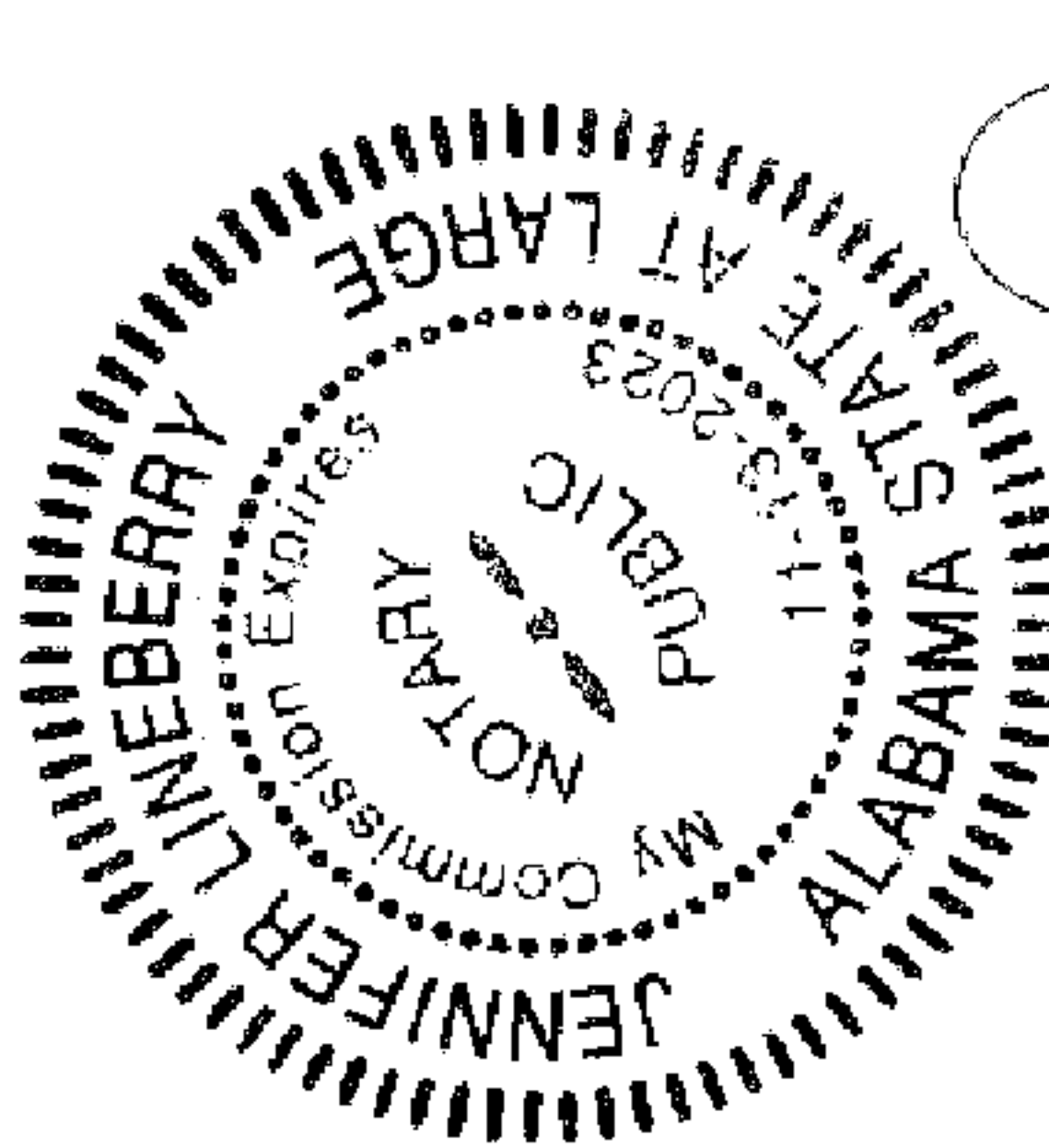
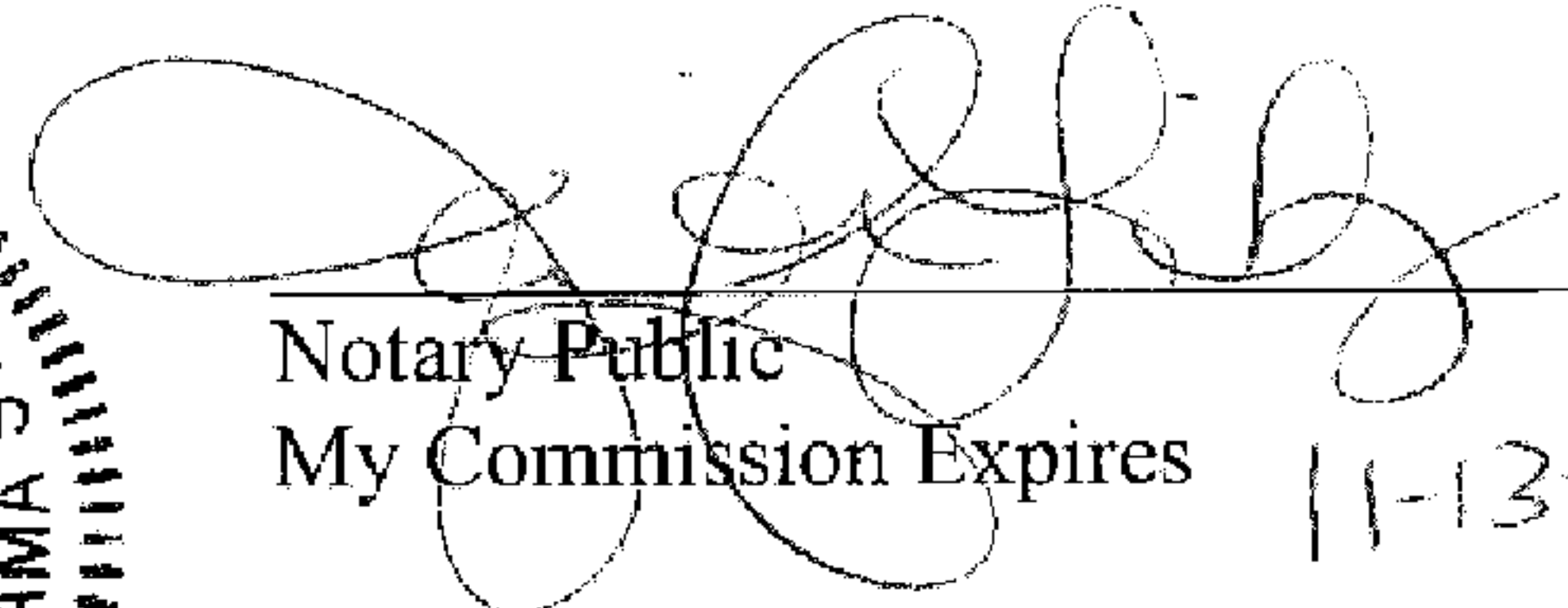


Notary Public
My Commission Expires 11-13-2023

EXHIBIT "A" – LEGAL DESCRIPTION

PARCEL 1: A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 19, Range 1 East, being described as follows: Begin at the NW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 19, Range 1 East and run thence South along the West line of said forty 420 feet to the beginning point of the parcel herein conveyed; thence turn a right angle to the left and run 100 feet to a stake; thence turn a right angle to the left and run 100 feet; thence turn a right angle to the left and run 100 feet West to the West line of the above described forty acre tract; thence South along said West line of said forty acre tract 100 feet to the point of beginning of the land herein conveyed.

PARCEL 2: A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 19, Range 1 East, more particularly described as follows: Commence at the NW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 21 and run thence South along the West line of said $\frac{1}{4}$ Section 420 feet to a point; thence turn an angle of 90 deg. to the left and run 100 feet to point of beginning of the property herein conveyed; thence continue in the same direction a distance of 56 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 100 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 56 feet to a point, which said point is the Northeastern corner of the James Hatcher and Darthy Sue Hatcher lot; thence turn to the left and run Southerly along the Eastern boundary of the James Hatcher and Darthy Sue Hatcher lot a distance of 100 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 10:29:29 AM
\$175.50 CHERRY
20210719000348270

Allen 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 Anthony Mutchum
Mailing Address P.O. Box 202
Westover, AL
35185

Grantee's Name Mark Anthony Mutchum
Mailing Address 9245 Hwy 51
Westover, AL
35185

Property Address 9245 Hwy 51
Westover, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 147,360.00

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 tax value

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 _____

Print Mike Atchison

Unattested _____

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one