

Send tax notice to: Jesse Ann Mizzell, 6001 Bent River Cove, Birmingham, Al. 35216

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred three thousand and no/100 (\$403,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

C.H. Coleman and his wife Brenda Coleman,
whose mailing address is:

4910 Boykin Drive, Charleston, S.C 29420

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Jesse Ann Mizzell, whose mailing address is:
6001 Bent River Cove, Birmingham, Al. 35216

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 6001 Bent River Cove, Birmingham, Al. 35216** to-wit:

Lot 202A, according to the Resurvey of Lots 202 thru 206, Bent River Commons, 2nd Sector, as recorded in Map Book 29, Page 262, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$361,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 16th day of July, 2021.

 (Seal)
C.H. COLEMAN

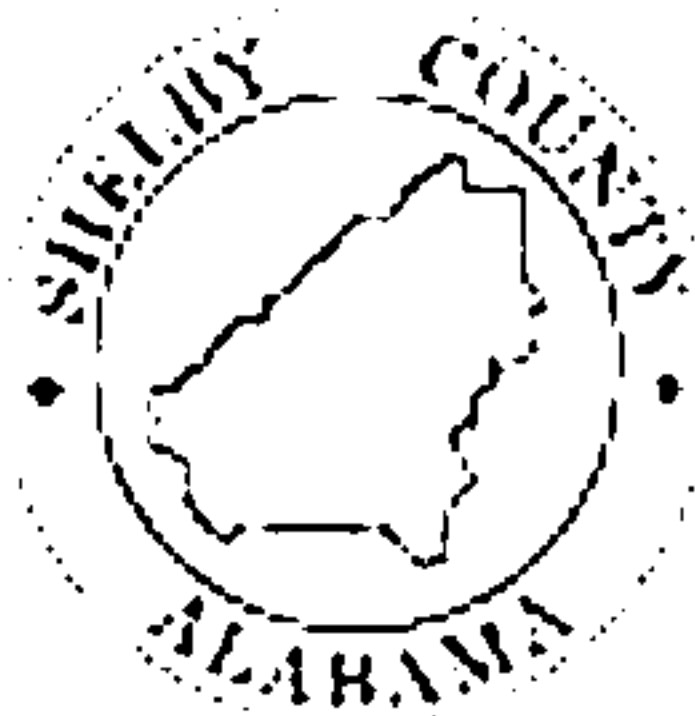
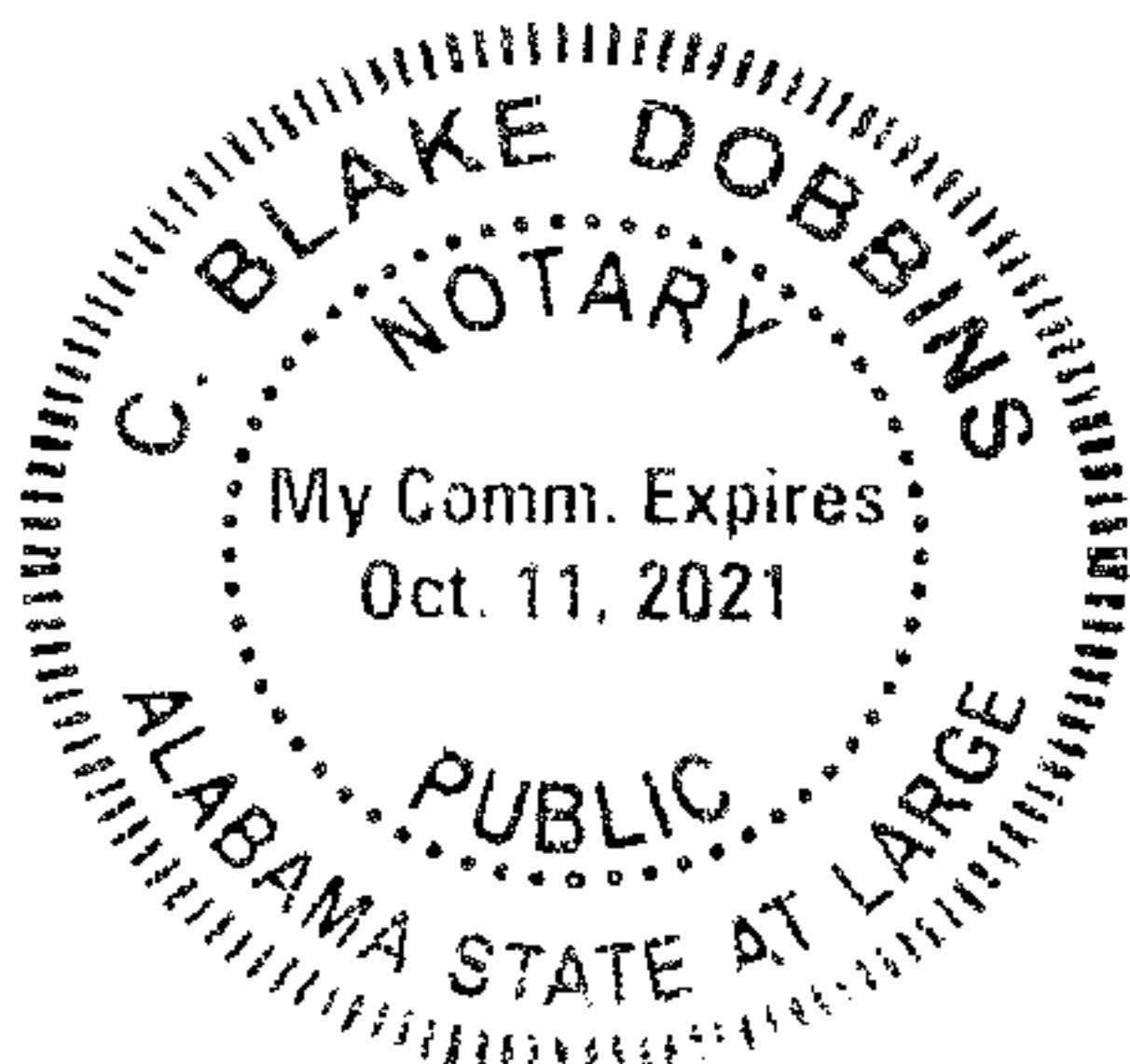
 (Seal)
BRÉNDÁ COLEMAN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, C.H. Coleman and his wife Brenda Coleman, whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 16th day of July, 2021.


NOTARY PUBLIC

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2021 10:35:07 AM
\$67.00 CHERRY
20210722000355090

