

Prepared By:
Stan McDonald / Jacob Title, LLC
814 Palmer Road
Suite D
Madison, AL 35758
File #: 2021-1276

Purchase Price: \$370,000.00

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Janice S. Mitchell, a widowed woman whose address is 2560 N CHANDALAR LN, PELHAM, AL 35124 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Robert Crumley and Janet B Crumley, whose address is 2110 CHANDAWOOD DR, PELHAM, AL 35124 (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, all that certain lot or parcel of land situated in the County, Shelby, to-wit:

Lot 220 according to the Survey of Chandalar South, Fifth Sector as recorded in Map Book 6, Page 146, Shelby County, Alabama Records.

PHYSICAL ADDRESS OF PROPERTY: 2560 N Chandalar Lane, Pelham, AL 35124

Source of Title: Warranty Deed Jointly for Life with Remainder to Survive from Brian Scott Brooks and Cynthia L. Brooks, husband and wife to Robert D. Mitchell and Janice S. Mitchell, husband and wife dated 10/17/2005 recorded 10/25/2005 in Instrument No. 20051025000555070 in Shelby County, Alabama

Robert D. Mitchell departed this life on or about April 1st, 2015

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

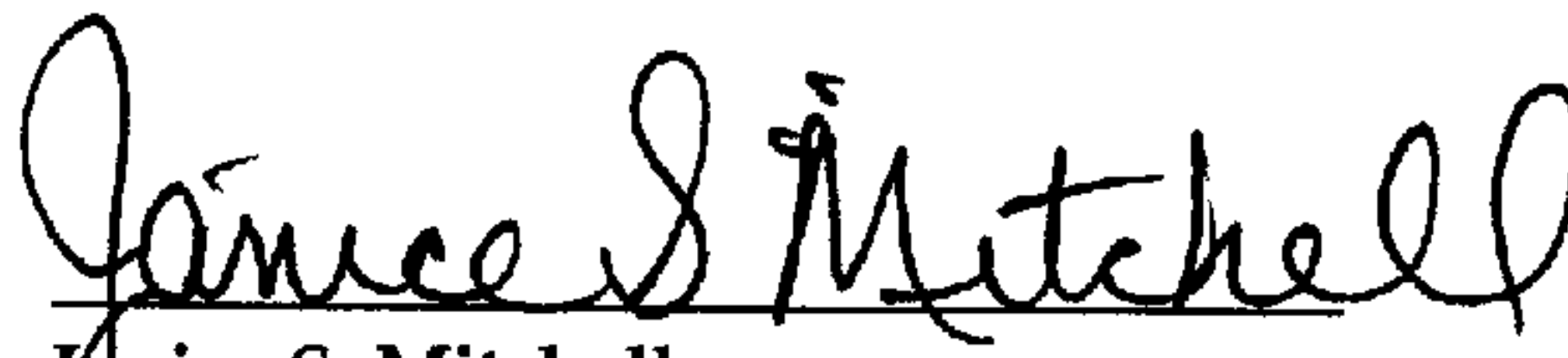
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 27th day of September, 2021.

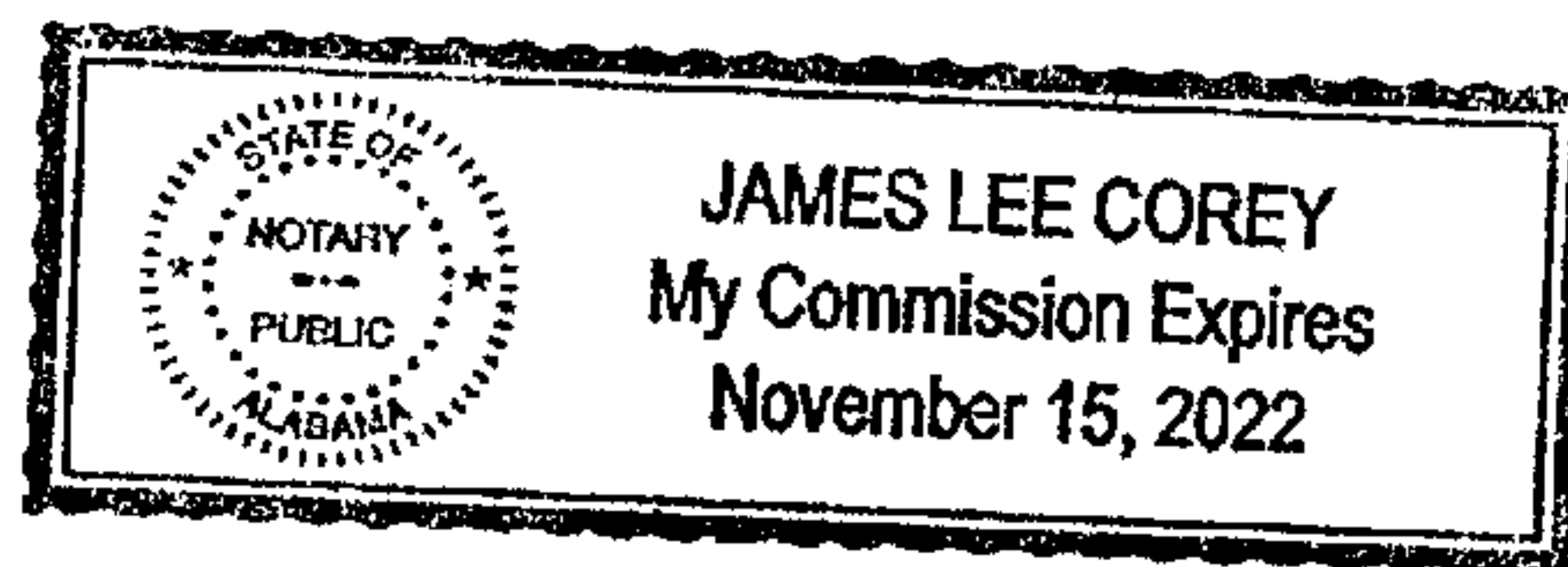

Janice S. Mitchell

STATE OF ALABAMA
COUNTY OF SHELBY

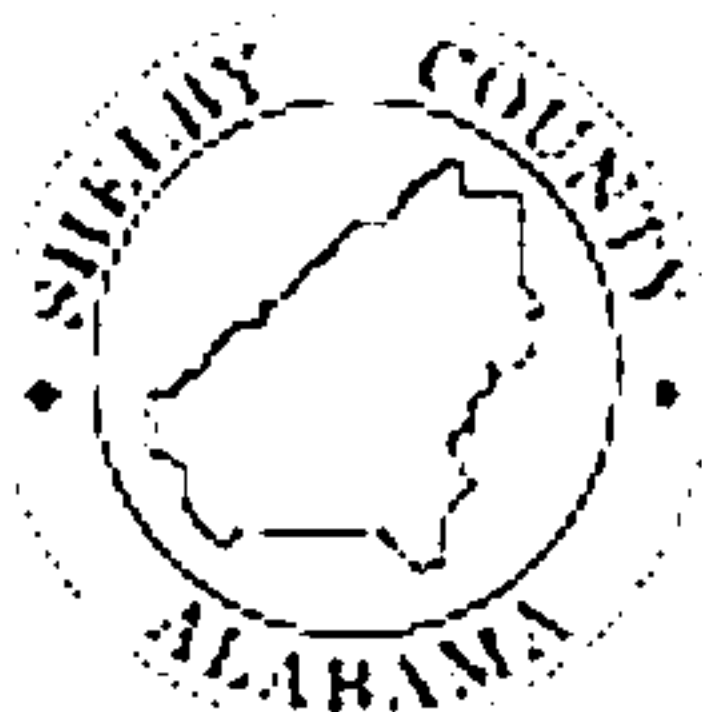
I, the undersigned Notary Public in and for said County and State, hereby certify that Janice S. Mitchell whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2021.


Notary Public
My Commission Expires:



This deed is being Recorded alongside a Mortgage to United Wholesale Mortgage in the amount of Three Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (U.S. \$314,500.00)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 02:57:28 PM
\$80.50 JOANN
20211004000483490

