

20230103000001210
01/03/2023 11:01:49 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Richard Long and Lynielle Long

3616 Dabney Dr
Vestavia, AL 35243

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

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$225,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tom Mitchell, a married person**, whose address is 27535 Lands End Drive, Madison, AL 35756, (hereinafter "Grantor", whether one or more), by **Richard Long and Lynielle Long**, whose address is , (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 **Richard Long and Lynielle Long, a married couple**, the following described real estate situated in Shelby County, Alabama, **the address of which is Lot 20, Saunders Bridge Road, Sterrett, AL 35147 to-wit:**

Lot 20 of Saunders Bridge, 1st Sector, as recorded in Map Book 38, pages 38A, 38B, 38C and 38D, in the Probate Office of Shelby County, Alabama.

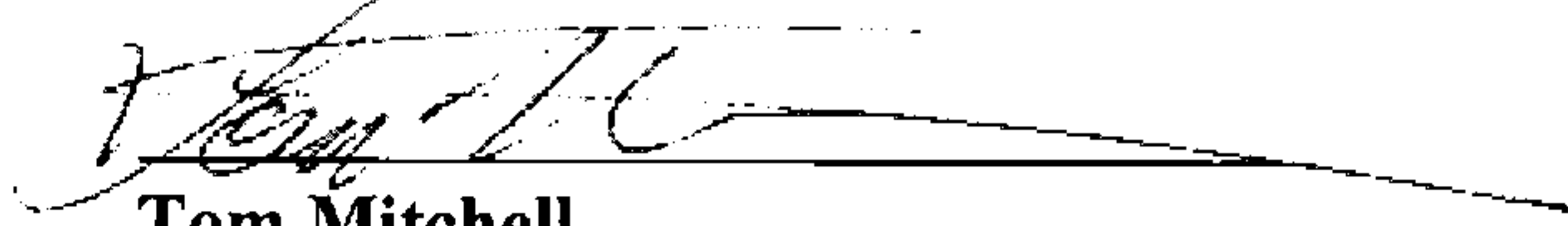
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$180,400.00 executed and recorded simultaneously herewith.

The subject property does not constitute the homestead of the grantor nor their spouse.

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, Grantor has set their signature and seal on this 29th day of December, 2022.


Tom Mitchell

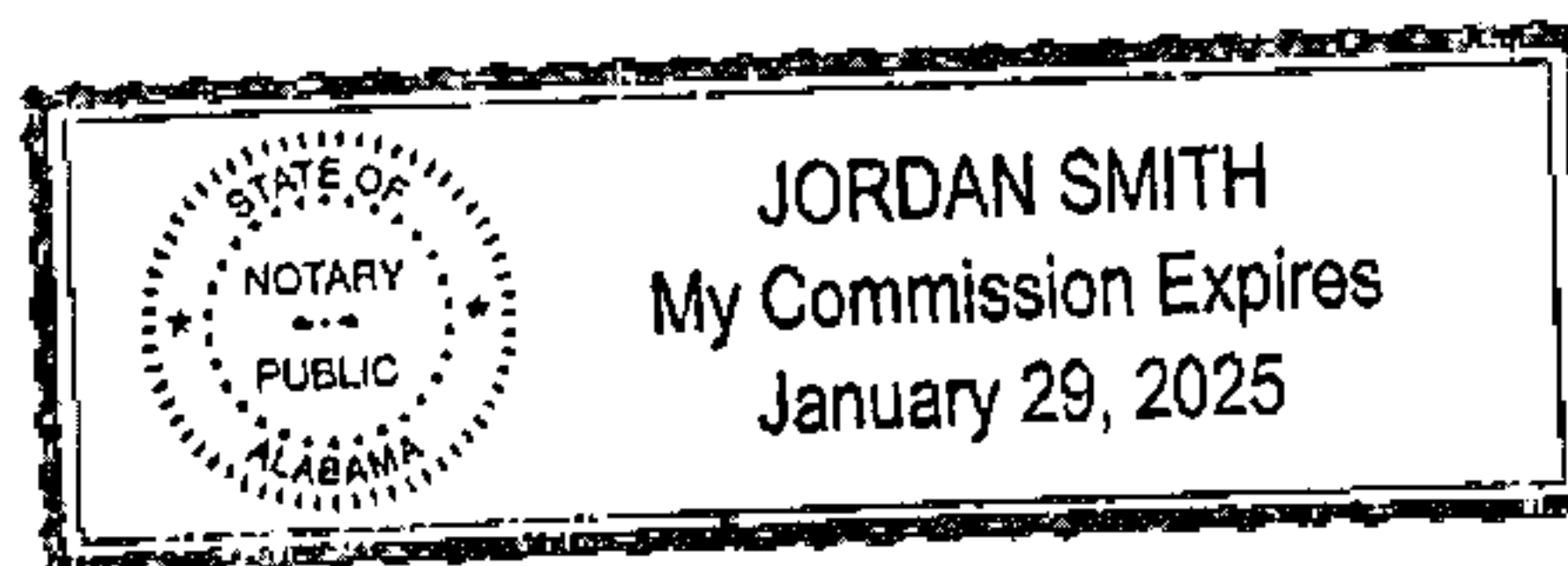
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Tom 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 29th day of December, 2022.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 11:01:49 AM
\$70.50 BRITTANI
20230103000001210

