

SEND TAX NOTICE TO:

Daniel Hernandez and Autumn LeClaire
113 Pine Hill Circle
Columbiana, AL 35051

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 THIRTY EIGHT THOUSAND AND 00/100 (\$238,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Matthew W. Mitchell and Hannah Mitchell, husband and wife**, whose address is PO Box 2404, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Daniel Hernandez and Autumn LeClaire**, whose address is 113 Pine Hill Circle, Columbiana, AL 35051 (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 **Daniel Hernandez and Autumn LeClaire, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 113 Pine Hill Circle, Columbiana, AL 35051 to-wit:**

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence N67°49'00"W for a distance of 90.50'; thence N33°28'00"E for a distance of 105.00'; thence N55°23'00"W for a distance of 199.52'; thence S31°15'00"W for a distance of 64.00'; thence S51°48'29"W for a distance of 95.74'; thence N87°59'44"W for a distance of 81.95' to the POINT OF BEGINNING; thence S35°55'44"E a distance of 26.63'; thence S48°49'58"W a distance of 110.07'; thence N35°20'32"W a distance of 194.20'; thence N49°16'28"E a distance of 108.00'; thence S35°55' 44"E a distance of 166.54' to the POINT OF BEGINNING. LESS AND EXCEPT any R.O.W. of Pine Hill Circle.

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 \$230,860.00 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, Grantor has set their signature and seal on this 22nd day of May, 2023.

Matthew W. Mitchell

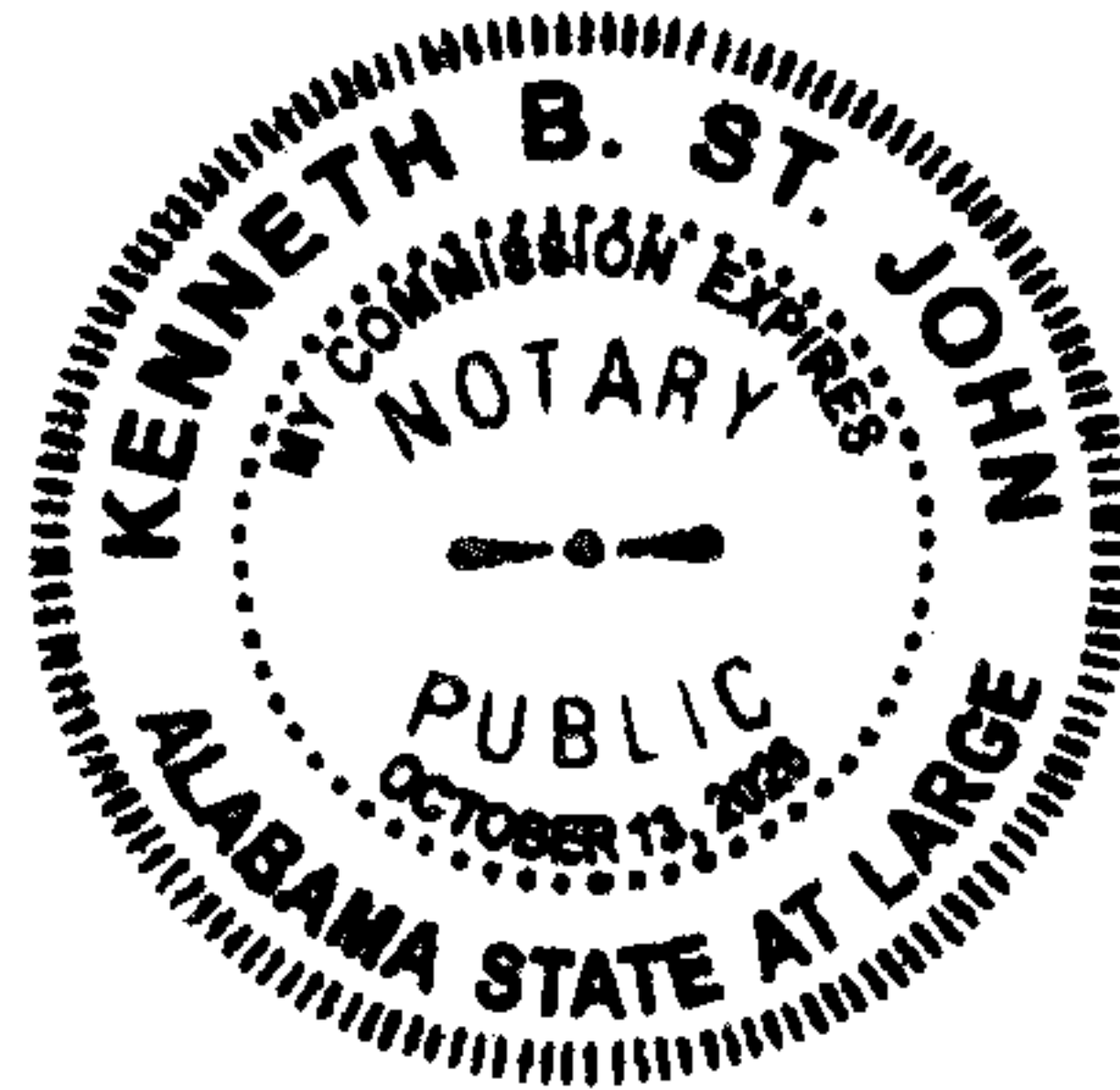
Hannah Mitchell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew W. Mitchell and Hannah Mitchell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2023.

Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2023 08:15:02 AM
\$32.50 JOANN
20230523000153100