

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MARK T. MIZZELL & JAMIE MIZZELL
1036 RIVERCHASE COVE
HOOVER, AL 35244

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)


20240506000130570 1/3 \$194.00
Shelby Cnty Judge of Probate, AL
05/06/2024 08:02:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, MARK T. MIZZELL and wife, JAMIE MIZZELL (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MARK T. MIZZELL and wife, JAMIE MIZZELL, (herein referred to as GRANTEES), as joint tenants for and during their joint lives upon death of either of them, then to the survivor of them in fee simple, the following described real estate situated in JEFFERSON COUNTY, ALABAMA, to-wit:

Lot 10, according to the Survey of Riverchase Cove, as recorded in Map Book 20, Page 109, in the Probate Office of Shelby County, Alabama.

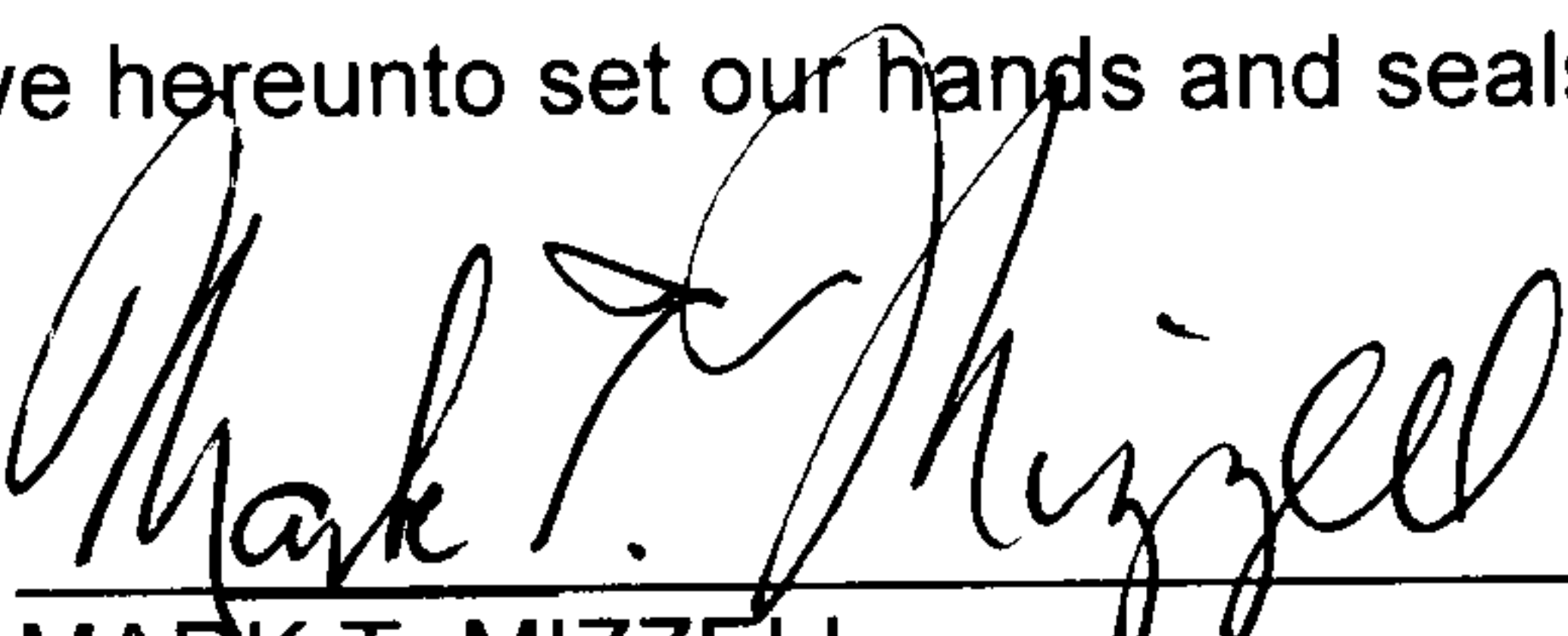
Subject to easements, restrictions, covenants and conditions of record, if any.

MARK T. MIZZELL, is the surviving GRANTEE in that certain deed recorded, Instrument #20080229000082660; the other GRANTEE LUNA L. MIZZELL, having died on or about December 12, 2008.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 2ND day of May, 2024.


_____(L.S.)
MARK T. MIZZELL


_____(L.S.)
JAMIE MIZZELL

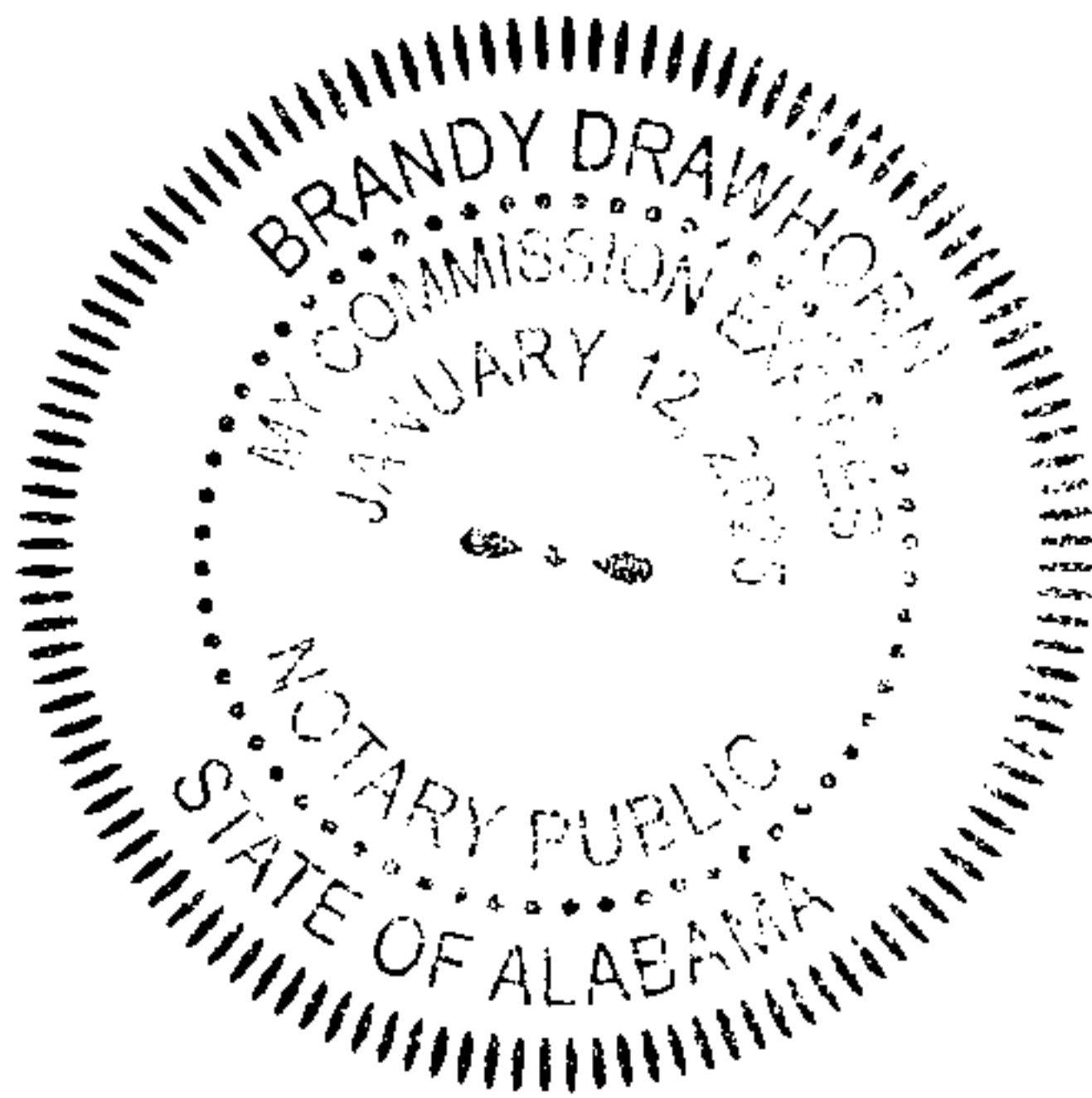
STATE OF ALABAMA)

COUNTY OF Shelby

20240506000130570 2/3 \$194.00
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I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARK T. MIZZELL and JAMIE MIZZELL, 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 2nd day of May, 2024.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/12/2025



20240506000130570 3/3 \$194.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
MARK T. MIZZELL & JAMIE MIZZELL

Mailing Address:
1036 Riverchase Cove
Hoover, AL 35244

Property Address:
1036 Riverchase Cove
Hoover, AL 35244

- ☐ Bill of Sale
- ☐ Sales Contract
- ☐ Closing Statement

Grantee's name:
MARK T. MIZZELL & JAMIE MIZZELL

Mailing Address:
1036 Riverchase Cove
Hoover, AL 35244

Date of Sale: _____

Total Purchase Price: \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$331,400.00 _____

1/2 value \$165,700.00 _____

- ☐ Front of Foreclosure Deed
- ☐ Appraisal
- ☒ Other Tax Assessor