

Send tax notice to:
Marcus Brent Mitcham
3168 Bradford Place
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024185T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Seventy Thousand and 00/100 Dollars (\$870,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Dean Brown, II and Toni M Brown, FKA Toni Barnes Thrasher, husband and wife** whose mailing address is: 1400 Northbrook Pkwy, Ste 560, Suwanee Ga 30024 (hereinafter referred to as "Grantors") by **Marcus Brent Mitcham and Anna Mitcham** whose property address is: **3168 Bradford Place, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 79, according to the Survey of Meadowbrook 18th Sector - Phase I, as recorded in Map Book 10, page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Meadowbrook 18th Sector - Phase I, as recorded in Map Book 10, page 26, in the Probate Office of Shelby County, Alabama .
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 57, page 584.
4. Release of Damages as recorded in Volume 147, page 99.
5. Agreement with Alabama Power Company recorded in Volume 89, page 987.

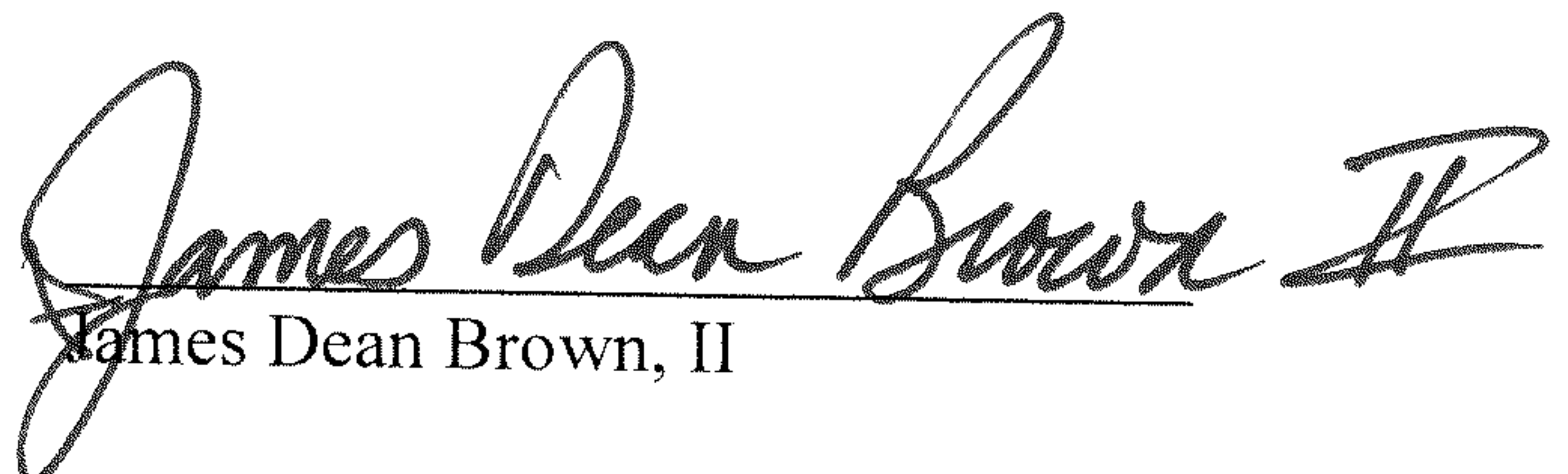
\$696,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

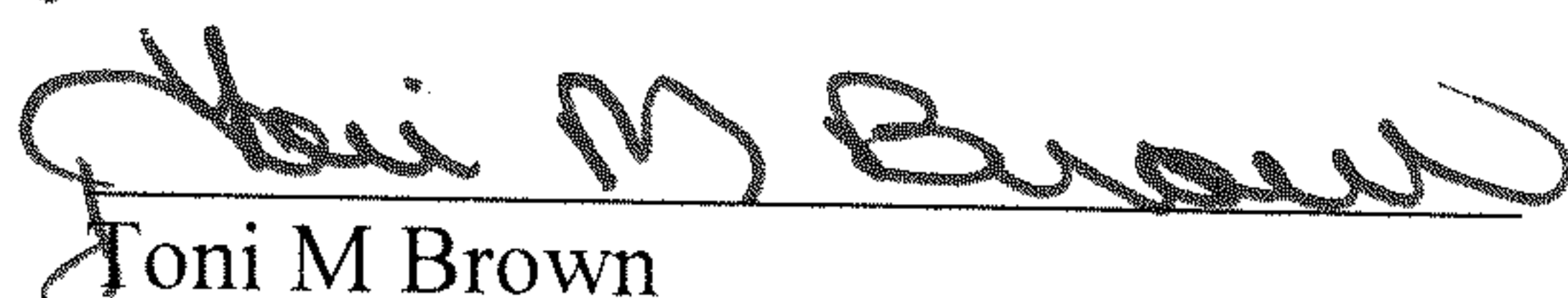
Toni M Brown and Toni Barnes Thrasher are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of July, 2024.

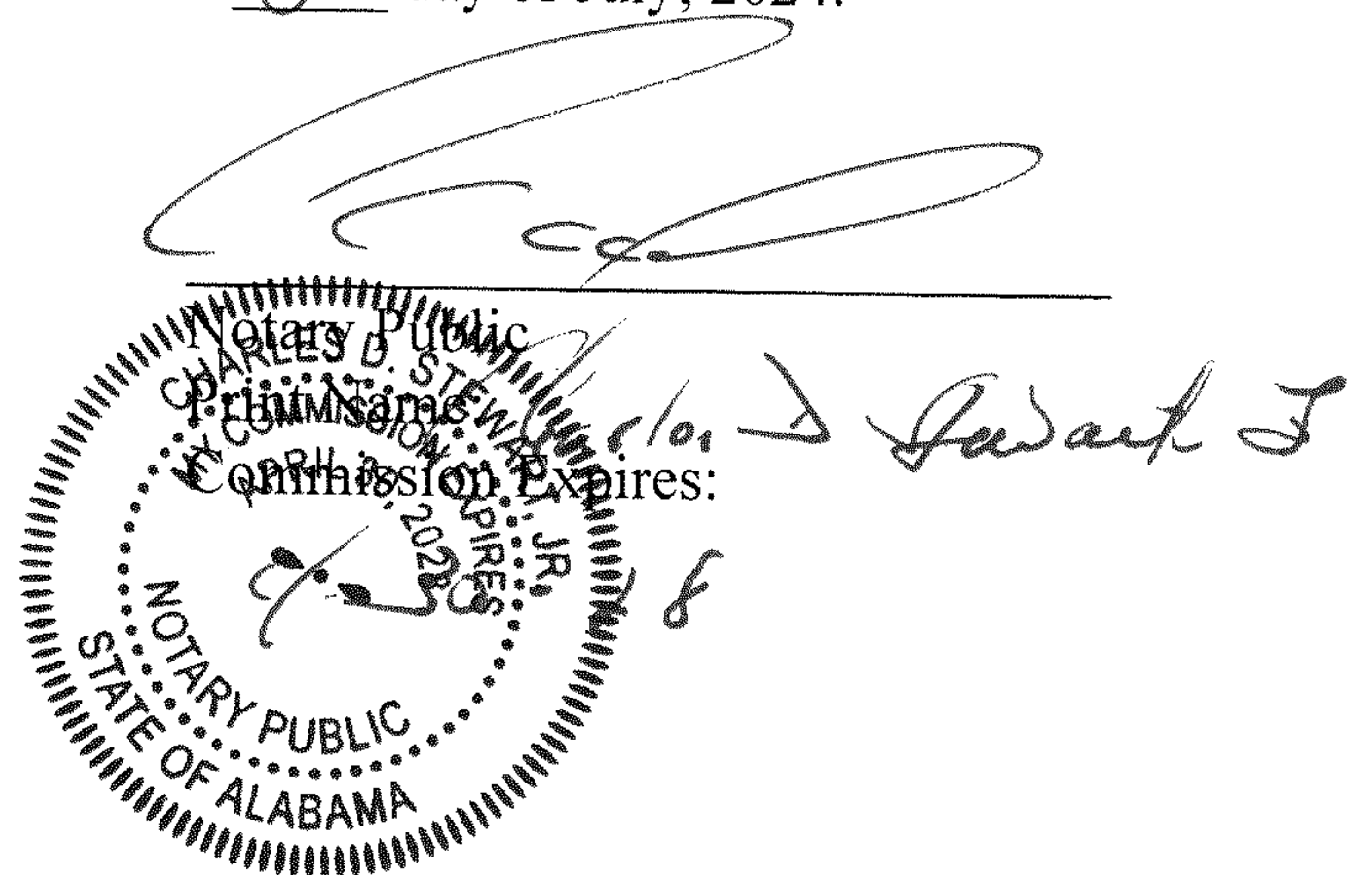

James Dean Brown, II


Toni M Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Dean Brown, II and Toni M Brown whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2024 12:03:47 PM
\$200.00 PAYGE
20240710000209420

