

SEND TAX NOTICE TO:

Timothy Scott Yeager and Tammy Yeager
136 Fox Valley Drive
Maylene, AL. 35114

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 **THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Roy E. Mitchell and Teresa H. Mitchell, husband and wife**, whose address is 5000 Woodridge Lane Birmingham AL. 35242 (hereinafter "Grantor", whether one or more), by **Timothy Scott Yeager and Tammy Yeager**, whose address is 136 Fox Valley Drive Maylene AL. 35114 (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 **Timothy Scott Yeager and Tammy Yeager, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 140 1st Street South, Alabaster, AL 35007 to-wit:**

From the Northeast corner of Section 2, Township 21 South, Range 3 West, run westerly along the north boundary of the said Section 2, Township 21 South, Range 3 West for 865.23 feet, more or less, to the point of intersection of said line with the east right of way line of the L & N Railroad; thence turn an angle of 83 degrees 04 minutes to the left and run southerly along the east right of way line of the L & N Railroad for 423.59 feet to the point of beginning of the land herein described; thence turn an angle of 89 degrees 26 minutes 45 seconds to the left and run easterly to and along the north wall of a building owned by T.R. Nash and presently occupied by the Alabama Power Company for 97.08 feet, more or less, to the west right of way line of the U.S. 31 Highway; thence turn an angle of 90 degrees 00 minutes to the left and run northerly along the west right of way line of U.S. 31 Highway 41.9 feet to the Northeast corner of a building under construction, said building to be the future Farris Department Store Building; thence turn an angle of 90 degrees 00 minutes to the left and run westerly 97.49 feet along the north wall of said Farris Department Store Building and to the east right of way line of L & N Railroad; thence turn an angle of 90 degrees 33 minutes 15 seconds to the left and run southerly along the east right of way line of the L & N Railroad 41.9 feet to the point of beginning.

Timothy Scott Yeager is one and the same person as Timothy Yeager.

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.

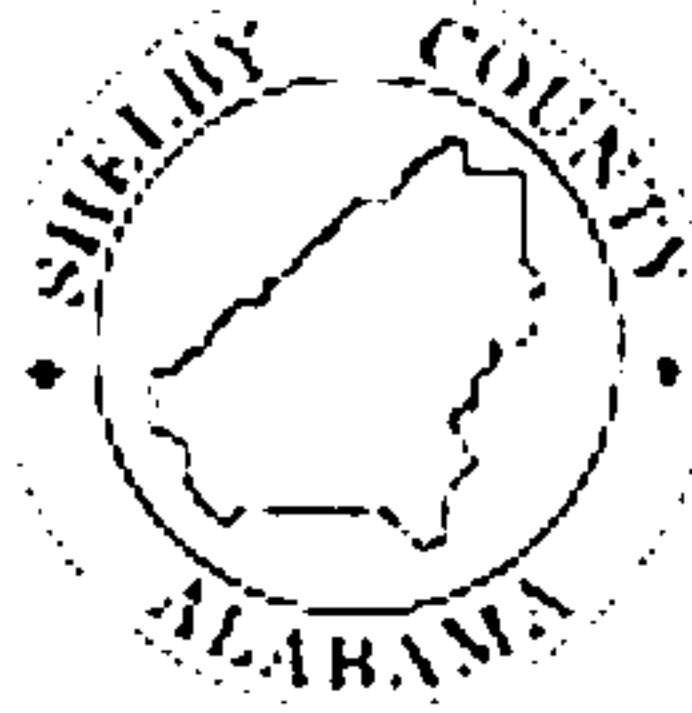
Subject to a third-party mortgage in the amount of \$323,000.00 executed and recorded simultaneously herewith.

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 30th day of August, 2024.

Roy E. Mitchell
Roy E. Mitchell

Teresa H. Mitchell
Teresa H. Mitchell



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2024 02:00:31 PM
\$83.00 JOANN
20240903000273610

Allen S. Bayl

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Roy E. Mitchell and Teresa H. 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 30th day of August, 2024.

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

