

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF TITLE EXAMINATION:

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned **LINDA M. MEIER AS TRUSTEE OF FRANCES H. MITCHEM REVOCABLE TRUST DATED 5/8/2008**, has granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto **MICHAEL DAVID MITCHEM**, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is acknowledged and consented by Linda M. Meier, Dianne M. Hill and Michael David Mitchem, the sole-beneficiaries of the Frances H. Mitchem Revocable Trust Dated 5/8/2008.

TO HAVE AND TO HOLD the above described property to the Grantee, **MICHAEL DAVID MITCHEM**, his heirs, successors and assigns forever.

[Signature pages follow]

IN WITNESS WHEREOF, **LINDA M. MEIER AS TRUSTEE OF FRANCES H. MITCHEM REVOCABLE TRUST DATED 5/8/2008**, has caused this conveyance to be executed in its name by its Trustee, and its seal affixed this the 12th day of September, 2025.

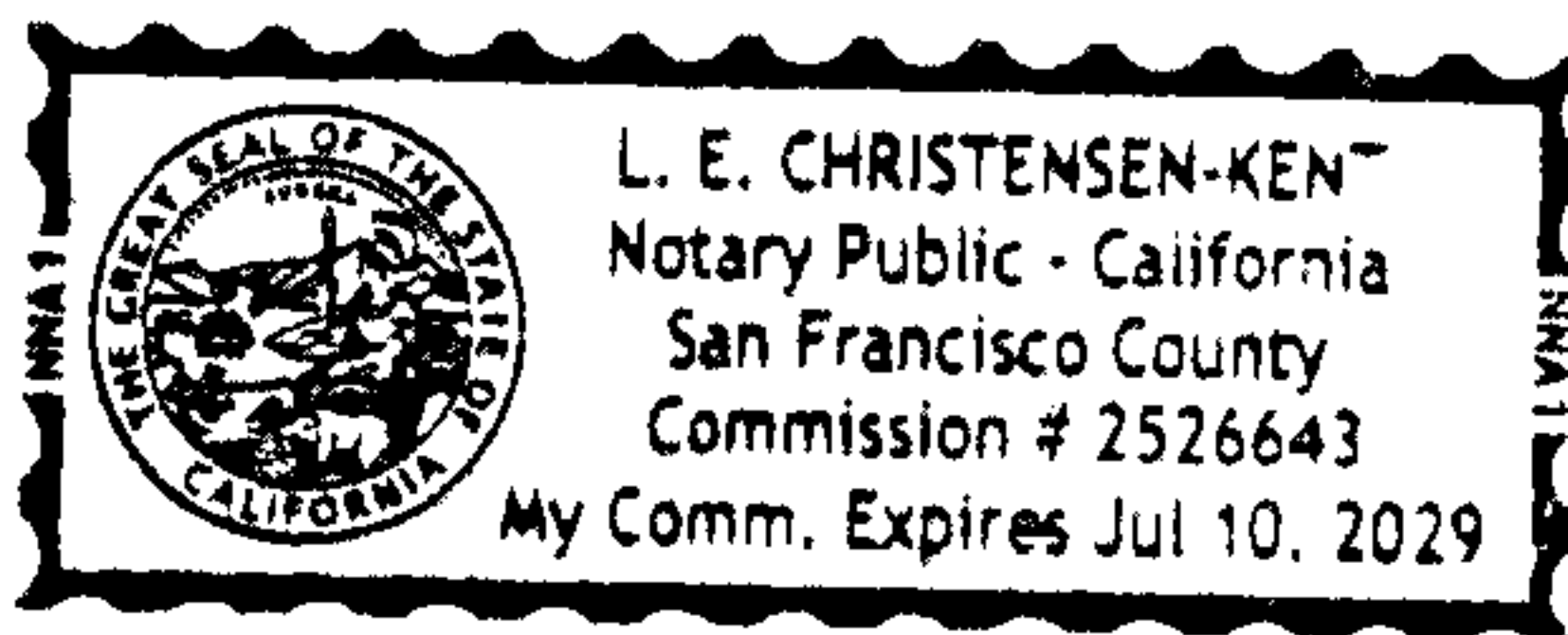
Linda M. Meier, TTE

**LINDA M. MEIER AS TRUSTEE OF
FRANCES H. MITCHEM REVOCABLE
TRUST DATED 5/8/2008**

STATE OF California)
COUNTY OF San Francisco)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LINDA M. MEIER WHOSE NAME AS TRUSTEE OF FRANCES H. MITCHEM REVOCABLE TRUST DATED 5/8/2008**, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said general warranty deed, she, as trustee, with full authority, executed the same voluntarily for and as the act of the Trust.

Given under my hand and official seal, this 12th day of September, 2025.



[Signature]
Notary Public

My commission expires: Jul 10 2029

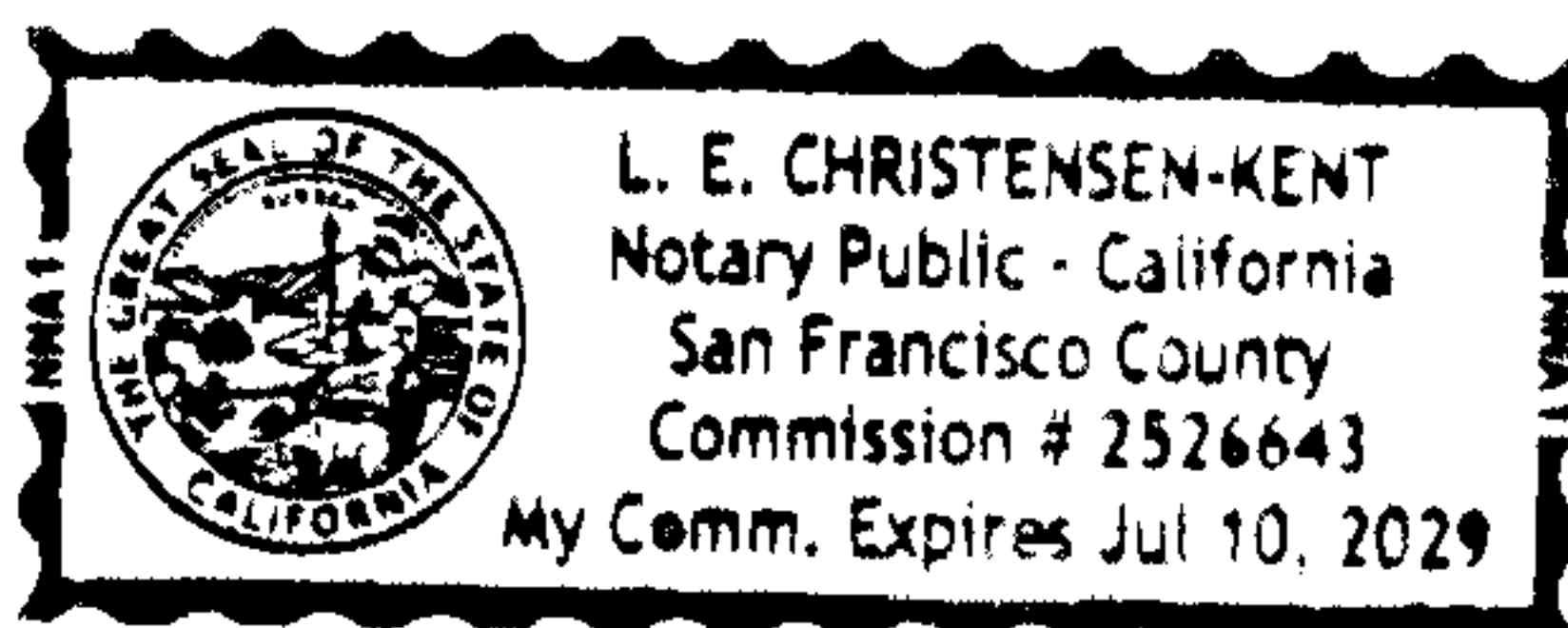
Linda M. Meier
LINDA M. MEIER

STATE OF California)

COUNTY OF San Francisco)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **LINDA M. MEIER** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of September, 2025.



[Signature]
Notary Public

My commission expires: Jul 10 2029

Clear/Reset

WELLS
FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

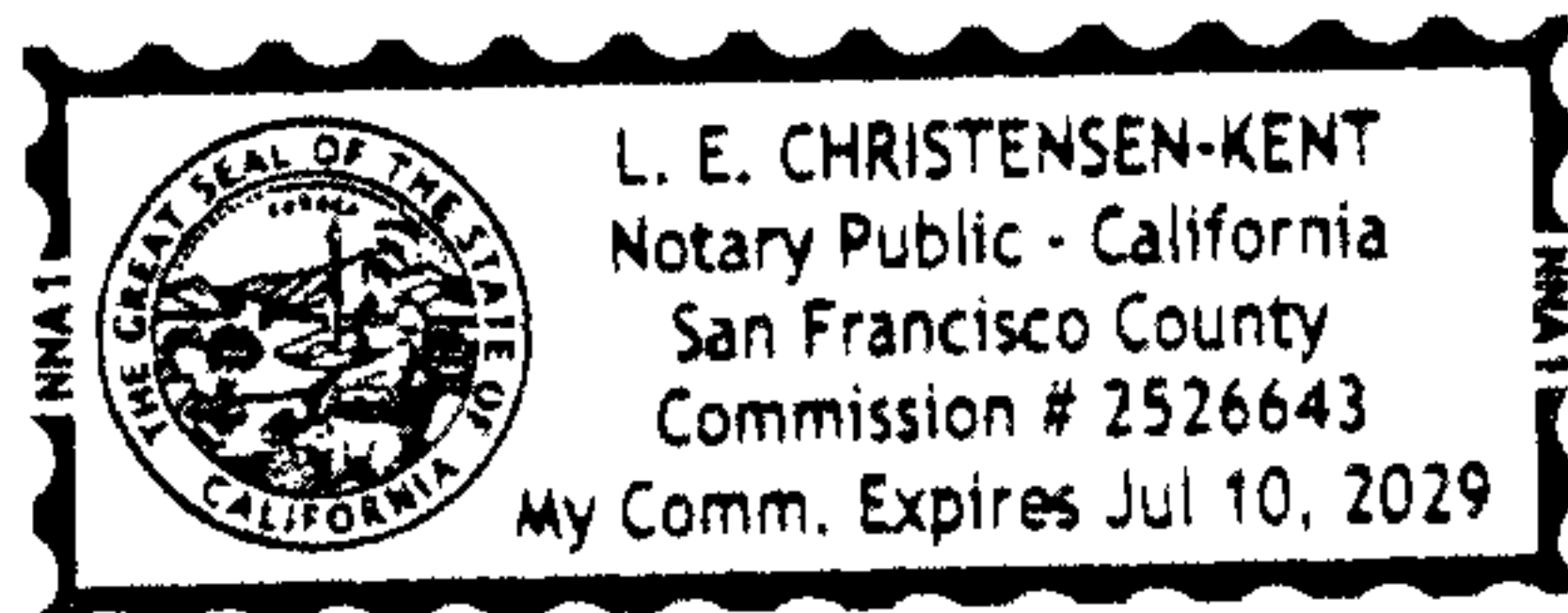
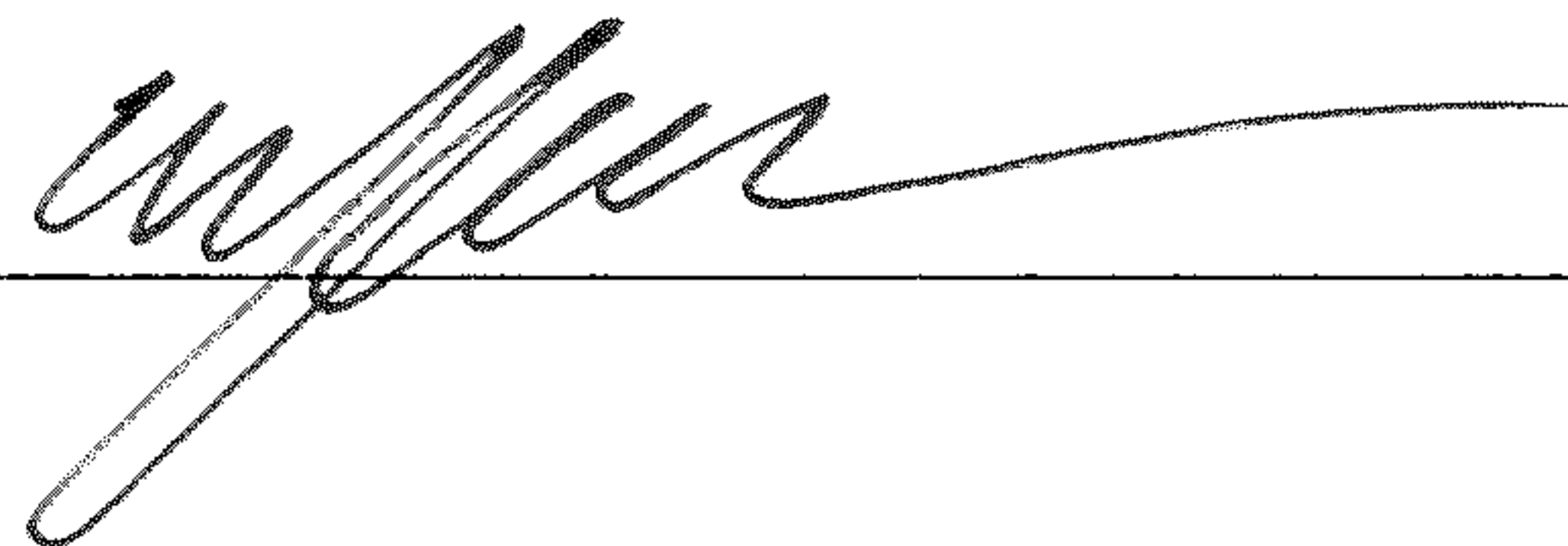
Subscribed and sworn to (or affirmed) before me on this 12th

day of September, 20 25, by Linda M Meier

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature



Description of Attached Document

Type or Title of Document

Property Sale Deed

Document Date

9/12/2025

Number of Pages

16

Signer(s) Other Than Named Above

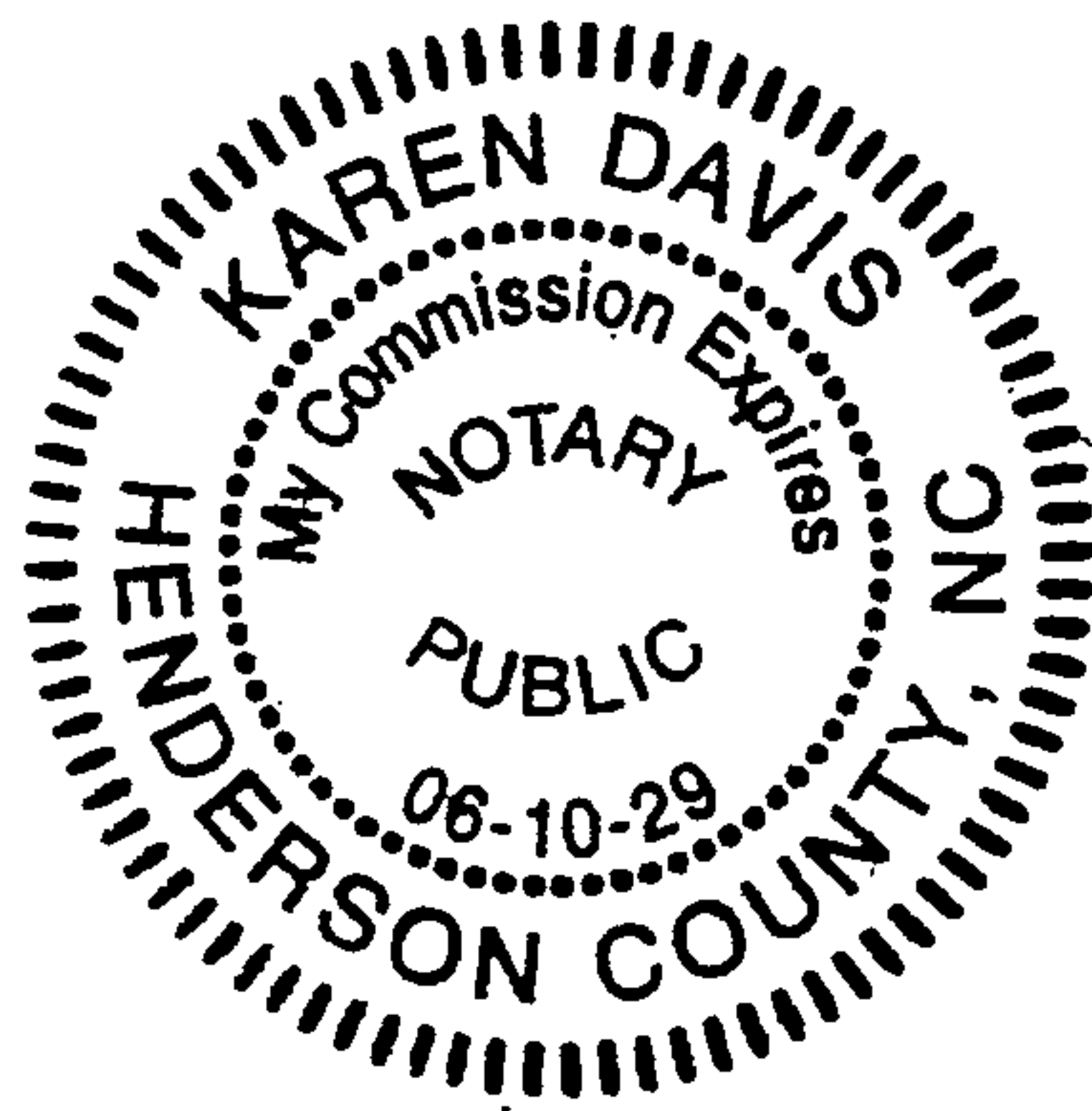
Dianne M. Hill
DIANNE M. HILL

STATE OF North Carolina)
COUNTY OF Henderson)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **DIANNE M. HILL** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of Sept, 2025

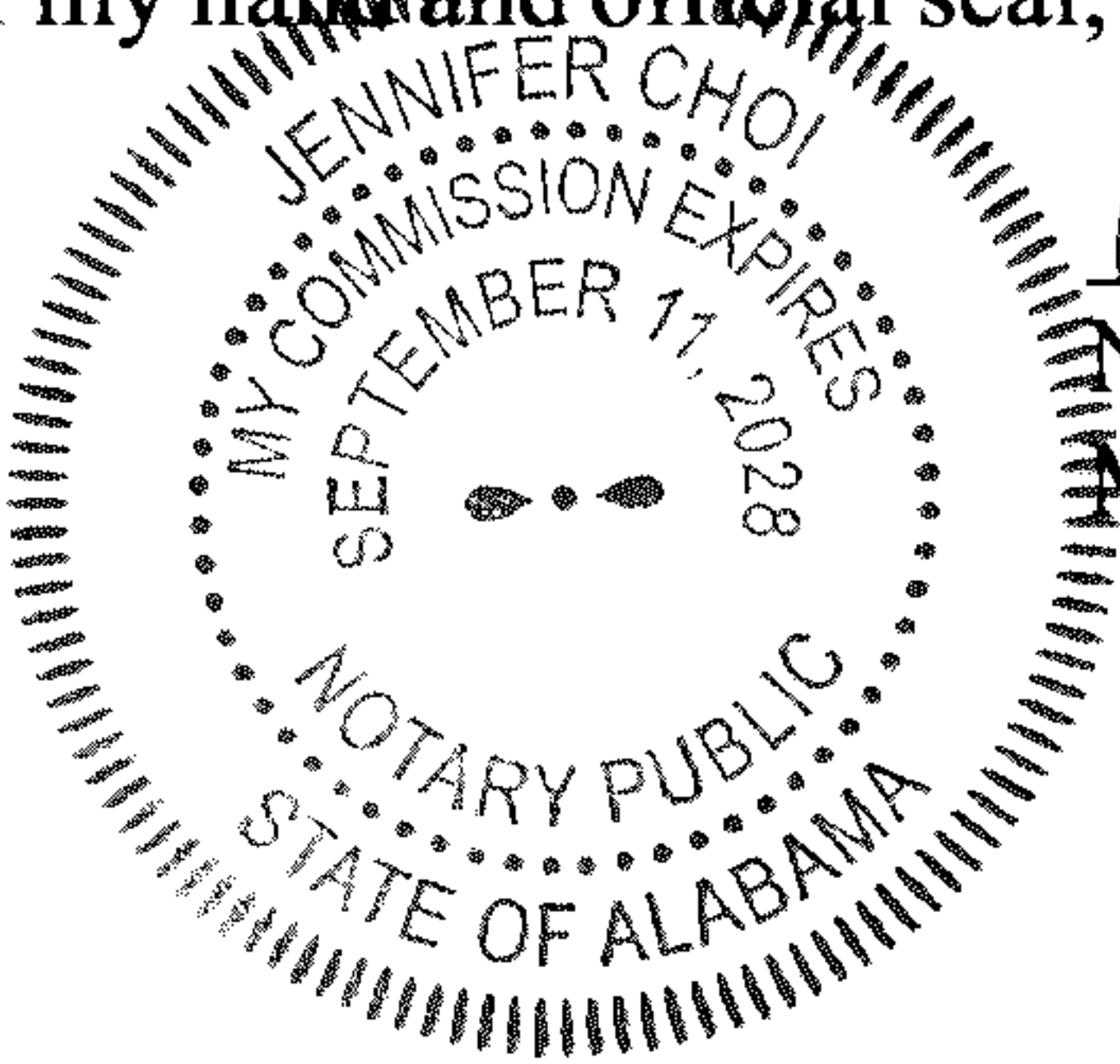
Karen Davis
Notary Public
My commission expires: June 10, 2029



Michael David Mitchem
MICHAEL DAVID MITCHEM

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **MICHAEL DAVID MITCHEM** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of September 2025


Notary Public
My commission expires: 9/11/2028

Exhibit "A"*Legal Description*Parcel ID: 12 9 32 0 000 007.000

Begin at the northwest corner of the east half of south-west quarter of Section 32, Township 20 South, Range 4 West; thence in a southerly direction along the west boundary of said half-quarter section 1,320.00 feet to point of beginning; thence continue in a southerly direction along said west boundary 1,266.10 feet to the southwest corner thereof; thence in an easterly direction along the south boundary of said half-quarter section 911.54 feet; thence turning an angle of 91 degrees 12 minutes to the left in a northerly direction 875.00 feet; thence turning an angle of 91 degrees 12 minutes to the right in an easterly direction 1191.89 feet to intersection with the centerline for a public road (Shelby County Highway No. 1); thence turning an angle of 114 degrees 11 minutes to the left in a northwesterly direction along a straight line which is the centerline for said public road 277.54 feet to point of beginning of the arc of a curve tangent to said straight line, said arc turning to the right having a radius of 2,904.69 feet and a central angle of 16 degrees 01 minute; thence in a northwesterly direction along said arc which is the centerline of said public road 800.00 feet; thence in a northwesterly direction along a straight line tangent to said arc which is the centerline of said public road 202.80 feet; thence turning an angle of 82 degrees 14 minutes to the left in a westerly direction 1270.34 feet; thence turning an angle of 91 degrees 31 minutes to the left in a southerly direction 799.81 feet; thence turning an angle of 91 degrees 31 minutes to the right in a westerly direction 485.66 feet to point of beginning. SOURCE OF TITLE: Inst. #1995-16351

LESS AND EXCEPT: Begin at the Northwest corner of the East-half of the South-west quarter of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence in a southerly direction along the west line of said half-quarter section 1320.00 feet; thence turn left 88 degrees 29 minutes in an easterly direction 485.66 feet to the point of beginning; thence turn left 91 degrees 31 minutes in a northerly direction 799.81 feet; thence turn right 91 degrees 31 minutes in an easterly direction 1269.97 feet to the intersection with the centerline of a public road (Shelby County No. 1); thence turn right 82 degrees 14 minutes in a southeasterly direction along a straight line which is along said centerline 202.80 feet to the point of beginning of the arc of a curve tangent to said straight line, said arc turning to the left, having a radius of 2944.69 feet; thence in a southeasterly direction along said arc which is along said centerline 606.66 feet; thence in a westerly direction along a line parallel with the north boundary of this property 1385.03 feet, more or less, to the point of beginning. SOURCE OF TITLE: Inst. #1997-14586

Parcel ID: 12 9 32 0 000 006.003

Begin at the southeast corner of the Southeast Quarter of the Southwest Quarter, of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence in a westerly direction along the south boundary of said quarter-quarter section 270.00 feet; thence turn 88 degrees and 48 minutes to the right in a northerly direction 700.00 feet; thence in an easterly direction along a line parallel to said south boundary 825.86 feet; thence turn 35 degrees and 41 minutes to the left in a northeasterly direction 236.89 feet to intersection with the southwest right-of-way boundary of a county road; thence turn 11 degrees and 30 minutes to the right in a northeasterly direction 40.00

feet to intersection with the centerline of said county road, said intersection being the point of beginning of the arc of a curve, turning to the right, having a radius of 573.69 feet, being subtended by a central angle of 64 degrees and 25 minutes and having a chord 612.13 feet in length, said chord forming an angle of 147 degrees and 47 1/2 minutes to the right from the last mentioned course having a length of 40.00 feet; thence southeasterly, thence southerly, and thence southwesterly along the arc of said curve 644.20 feet; thence in a southwesterly direction along a straight line tangent to said curve 325.10 feet to intersection with the south boundary of the Southwest quarter of Southeast quarter of said Section 32; thence in a westerly direction along said south boundary 475.00 feet, more or less, to the point of beginning.

AND

Begin at the southeast corner of the SE1/4 of the SW1/4 of Sec. 32 Twp. 20 S, R. 4 W. Shelby County, Ala.: thence in a westerly direction along the south boundary of said 1/4-1/4 section 270.00 feet to the point of beginning; thence continue west along said south line 150.00 feet; thence turn 88 degrees 48 minutes to the right in a northerly direction 875.00 feet; thence in an easterly direction along a line parallel to said south boundary 150.00 feet; thence in a southerly direction 875.00 feet to the beginning.

AND

Begin at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence west along the south line of said 1/4-1/4 270.00 feet; thence right 88° 48' in a northerly direction 700.00 feet to the point of the beginning; thence continue along same course 175.00 feet; thence right 91° 12' in an easterly direction 1041.89 feet to the centerline of a county road; thence right 65° 49' in a southeasterly direction along said centerline 40.36 feet; thence right 90° 00' in a southwesterly direction 40.00 feet to the Southwest right-of-way of said county road; thence left 111° 30' in a southwesterly direction 236.89 feet; thence right 35° 41' in a westerly direction 825.86 feet to the point of beginning.

Parcel ID: 24 3 05 0 000 002.001

2.6 acres, more or less, in the NW 1/4 of the NE 1/4 of Section 5, Township 21 South, Range 4 West, which is described as that portion of said 1/4 1/4 Section which lies northwest of the Northerly boundary of Shelby County Road #1 as that road is shown on right of way map of Project No. CP 3-40 as recorded in the office of the Judge of Probate of Shelby County, Alabama, south of the northern boundary of said 1/4 1/4 Section and east of the western boundary of said 1/4 1/4 Section.

LESS AND EXCEPT: Begin at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence in an Easterly direction along the North quarter-quarter section line 364.63 feet to intersection with the centerline of a public road right-of-way; thence turn right 82 deg. 14' in a Southeasterly direction along said centerline 107.66 feet to the point of beginning; thence continue in a Southeasterly direction along said centerline 300.27 feet; thence turn left 82 deg. 14' in an Easterly direction 337.24 feet to intersection with the centerline of an old road; thence turn left 99 deg. 26' in a Northwesterly direction along last mentioned centerline 300.60 feet; thence turn left 80 deg. 34' in a Westerly

direction 358.78 feet to the point of beginning, EXCEPT 40.00 feet on the East side of said centerline of a public road, and ALSO EXCEPT 10.00 feet on the West side of said centerline of an old road. According to survey of W. M. Varnon, P.L.S. 9324, dated February 15, 1997.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frances H. Mitchem
 Mailing Address Revocable Trust
420 Holly Hill Farm Rd
Pigah Forest NC

Grantee's Name Michael David Mitchem
 Mailing Address 1289 Hwy 1
Bessemer AL 35022

Property Address Parcel: 12 932 000007.000
Parcel: 12 932 000006.003
Parcel: 24 3 05 000002.001

Date of Sale 9/15/2025Total Purchase Price \$ 400,000

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/15/2025Print Michael David MitchemSign Michael David Mitchem

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2025 01:03:46 PM
 \$449.00 KELSEY
 20251014000316620

Form RT-1

Allison B. Paul

