

THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF TITLE EXAMINATION BY:

Burt W. Newsome  
GREYSTONE TITLE, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**GENERAL WARRANTY DEED**

*\*Purchase Money Mortgage\**

That in consideration paid by Grantee herein, the receipt of which is hereby acknowledged by the Grantor herein, the undersigned **MICHAEL DAVID MITCHEM AND MARSHA MITCHEM, Husband and Wife**, have 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:

Commence at the southeast corner of the South-East quarter of the South-West quarter of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence in a westerly direction along the south line of said quarter-quarter section 270.00 feet; thence turn an angle of 88°48' to the right in a northerly direction 350.00 feet to the POINT OF BEGINNING; thence continue in a northerly direction along same course 350.00 feet; thence turn an angle of 91°12' to the right in an easterly direction 825.36 feet; thence turn an angle of 35°41' to the left in a northeasterly direction 236.89 feet to intersection with the southwest right-of-way of a public road (Shelby County Highway No. 1); thence turn an angle of 11°30' to the right in a northeasterly direction 40.00 feet to intersection with the centerline of said public road, said intersection being in the arc of a curve turning to the right, having a radius of 573.69 feet, being subtended by a central angle of 10°00' and having a chord of 100.00 feet in length; thence in a southeasterly direction along said arc, which is also along said centerline 100.13 feet; thence turn an angle of 73°30' to the right from said chord in a southwesterly direction 702.96 feet; thence turn an angle of 35°41' to the right in a westerly direction 508.83 feet to the POINT OF BEGINNING, containing 6.50 acres, more or less.

*Said property is the homestead of the Grantor and his Spouse.*

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*. Grantors do hereby warrant and covenant the title to the above described

property and will defend said title against any and all claims of any third parties.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto **MICHAEL DAVID MITCHEM**, his heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

**IN WITNESS WHEREOF MICHAEL DAVID MITCHEM AND MARSHA MITCHEM** have caused this conveyance to be executed and their seals affixed this the 15<sup>th</sup> day of September, 2025

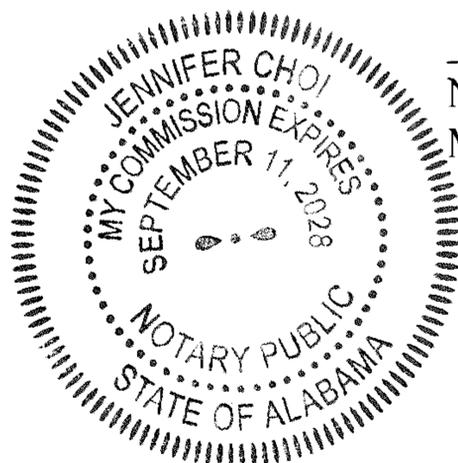
Michael David Mitchem  
**MICHAEL DAVID MITCHEM**

Marsha Mitchem  
**MARSHA MITCHEM, Spouse**

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 AND MARSHA MITCHEM** signed the foregoing general warranty deed, 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 the 15<sup>th</sup> day of September, 2025



[Signature]  
Notary Public  
My commission expires: 9/11/2028

MITCHEM PROPERTY  
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 4 WEST  
SHELBY COUNTY, ALABAMA

DESCRIPTION, to wit:

Commence at the southeast corner of the South-East quarter of the South-West quarter of Section 32, Township 20 South, Range 4 West, Shelby County, Alabama; thence in a westerly direction along the south line of said quarter-quarter section 270.00 feet; thence turn an angle of 88°48' to the right in a northerly direction 350.00 feet to the POINT OF BEGINNING; thence continue in a northerly direction along same course 350.00 feet; thence turn an angle of 91°12' to the right in an easterly direction 825.36 feet; thence turn an angle of 35°41' to the left in a northeasterly direction 236.89 feet to intersection with the southwest right-of-way of a public road (Shelby County Highway No. 1); thence turn an angle of 11°30' to the right in a northeasterly direction 40.00 feet to intersection with the centerline of said public road, said intersection being in the arc of a curve turning to the right, having a radius of 573.69 feet, being subtended by a central angle of 10°00' and having a chord of 100.00 feet in length; thence in a southeasterly direction along said arc, which is also along said centerline 100.13 feet; thence turn an angle of 73°30' to the right from said chord in a southwesterly direction 702.96 feet; thence turn an angle of 35°41' to the right in a westerly direction 508.83 feet to the POINT OF BEGINNING, containing 6.50 acres, more or less.

S E E B A C K F O R D R A W I N G

STATE OF ALABAMA  
JEFFERSON COUNTY

1"=100'  
SCALE

As Built

SURVEY TYPE

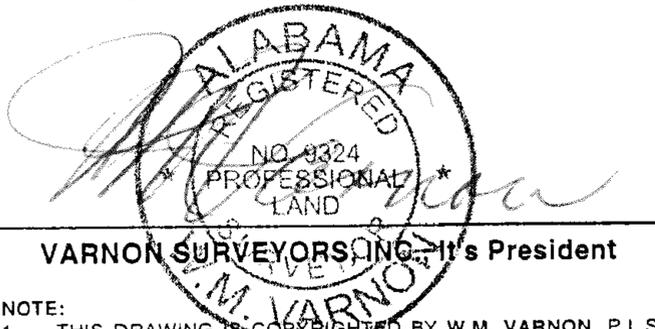
I, W.M. VARNON, a Professional Land Surveyor in the State of Alabama, do hereby state that I have made a survey of the property shown above and described below and that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for Land Surveying in the State of Alabama, to the best of my knowledge, information and belief, subject to the notes and notations shown hereon.

Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ - S E E A B O V E

Recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_ in the Probate Office of Jefferson County, Bessemer Division

The correct street address is: Shelby County Highway No. 1

According to my survey on 12-6-03 . Given under my hand and seal this 22nd day of December, 2003.



W.M. VARNON, INC. - It's President

Prepared by  
VARNON SURVEYORS, INC.  
W.M. VARNON, Professional Land Surveyor  
Alabama Registration No. 9324  
526 Cottondale Drive, Hueytown, AL 35023-1903  
Telephone: (205) 491-9872

LEGEND

- ⊕ - Centerline
- - IPF - Iron Pin Found
- - IPS - Iron Pin Set
- △ - Point Not Set
- FC - Fence Post Corner
- R-W - Right-of-Way
- Conc - Concrete
- POB - Point of Beginning
- POC - Point of Commencement
- ° - Degrees
- ' - Minute(s) or Feet
- " - Second(s) or Inches
- x — - Fence
- — — - Right-of-Way/Easement
- El - Elevation FFL - Finish Floor Elevation
- N - North S - South
- E - East W - West
- P.C. - Point of Curve Beginning
- PT - Point of Tangency
- R - Radius of Curve
- △ - Central Angle of Curve
- T - Tangent of Curve
- ℓ - Length of Curve
- Ch - Chord Distance
- — — - Not to Scale
- Esmt - Easement
- DB - Deed Book
- MB - Map Book P - Page
- MBL - Minimum Building Line

NOTE:

1. THIS DRAWING IS COPYRIGHTED BY W.M. VARNON, P.L.S., AL. REG. NO. 9324. NO PART OF THIS DRAWING MAY BE COPIED, ADDED TO, ALTERED OR REPRODUCED BY ANY MEANS IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM W. M. VARNON.
2. THE PURPOSE OF THIS CERTIFICATE IS TO SATISFY THE REQUIREMENTS FOR THIS SURVEY TYPE ONLY. NO OTHER USE IS IMPLIED OR INTENDED. THIS SURVEY IS VALID TO THE ORIGINAL PURCHASERS ONLY. IT MAY NOT BE TRANSFERRED TO ANYONE WITHOUT A REVISED ISSUE DATE FROM SURVEYOR.
3. ALL ANGLES DESCRIBED IN THE LEGAL DESCRIPTION ARE DEFLECTION ANGLES UNLESS OTHERWISE MENTIONED.
4. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM FOR THE LANDS SHOWN HEREON AND WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, RESTRICTIONS, AND DIMENSIONAL CORRECTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
5. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED/RECORD MAP AND ACTUAL UNLESS OTHERWISE NOTED: DEED = (D); ACTUAL = (A); RECORD MAP = (M); CALCULATED = (CALC)
6. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.
7. THE SHOWN NORTH ARROW IS BASED ON AN ASSUMED BEARING FROM A WELL DEFINED LINE.
8. THIS SURVEY AND DRAWING IS INVALID UNLESS SEALED WITH ORIGINAL STAMPED INK SEAL



Real Estate Sales Validation Form

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

Grantor's Name Michael David Mitchem  
Mailing Address 289 HWY 1  
Bessemer AL  
35022

Grantee's Name Michael David Mitchem  
Mailing Address 289 HWY 1  
Bessemer AL 35022

Property Address 6.5 acres off  
off HWY 1  
Bessemer AL 35022

Date of Sale 9/15/2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 400,000.00  
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 9/15/2025

Print Michael David Mitchem

Sign Michael David Mitchem

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
(verified by)  
Shelby County, AL  
10/30/2025 01:24:17 PM  
\$41.50 JOANN  
20251030000333140

*Alvin S. Bevil*