

This instrument was prepared by:
WALLACE/ELLIS
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
John-Thomas Owen
310 Old Hwy 25 E
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Two Thousand and No/00 Dollars (\$402,000.00)**, and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David F. Mitchell and wife, Kathy G. Mitchell**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **John-Thomas Owen and Madison Rogers** (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

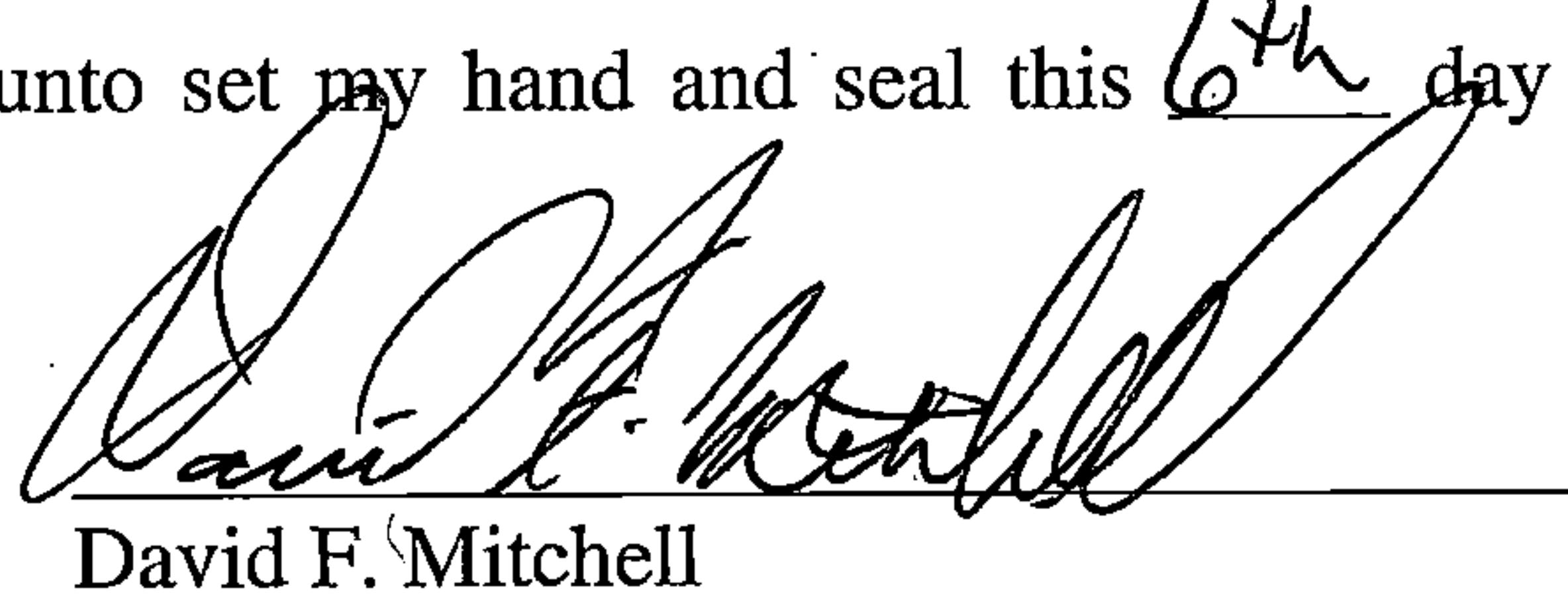
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$401,000.00 of the above purchase price is being paid by a purchase money mortgage.

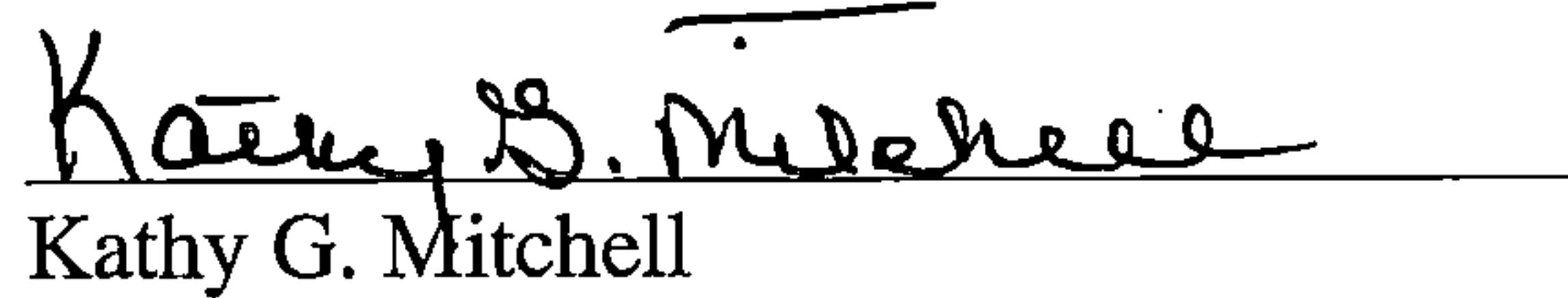
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of January, 2026.



David F. Mitchell

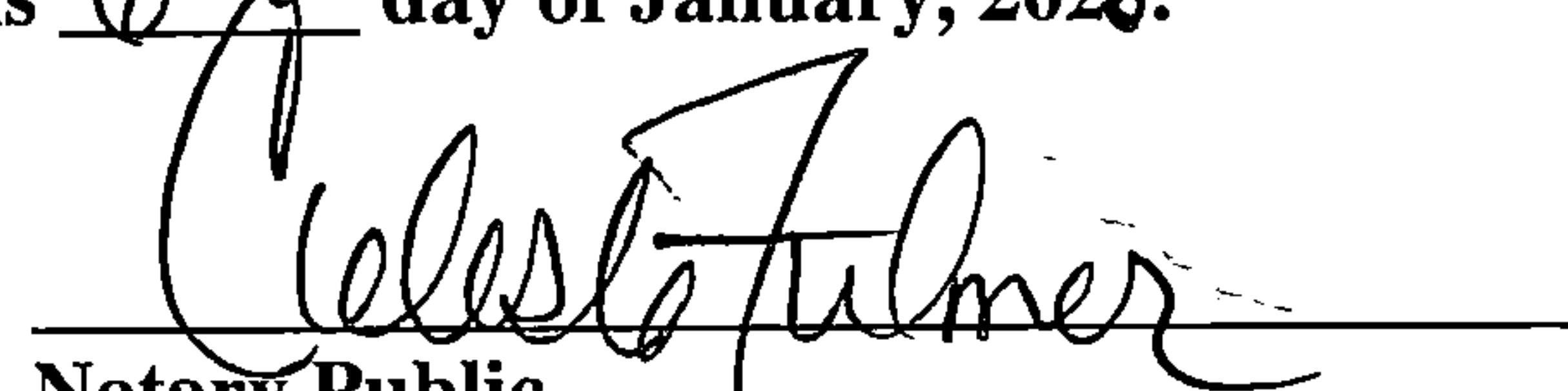


Kathy G. Mitchell

STATE OF ALABAMA
SHELBY COUNTY

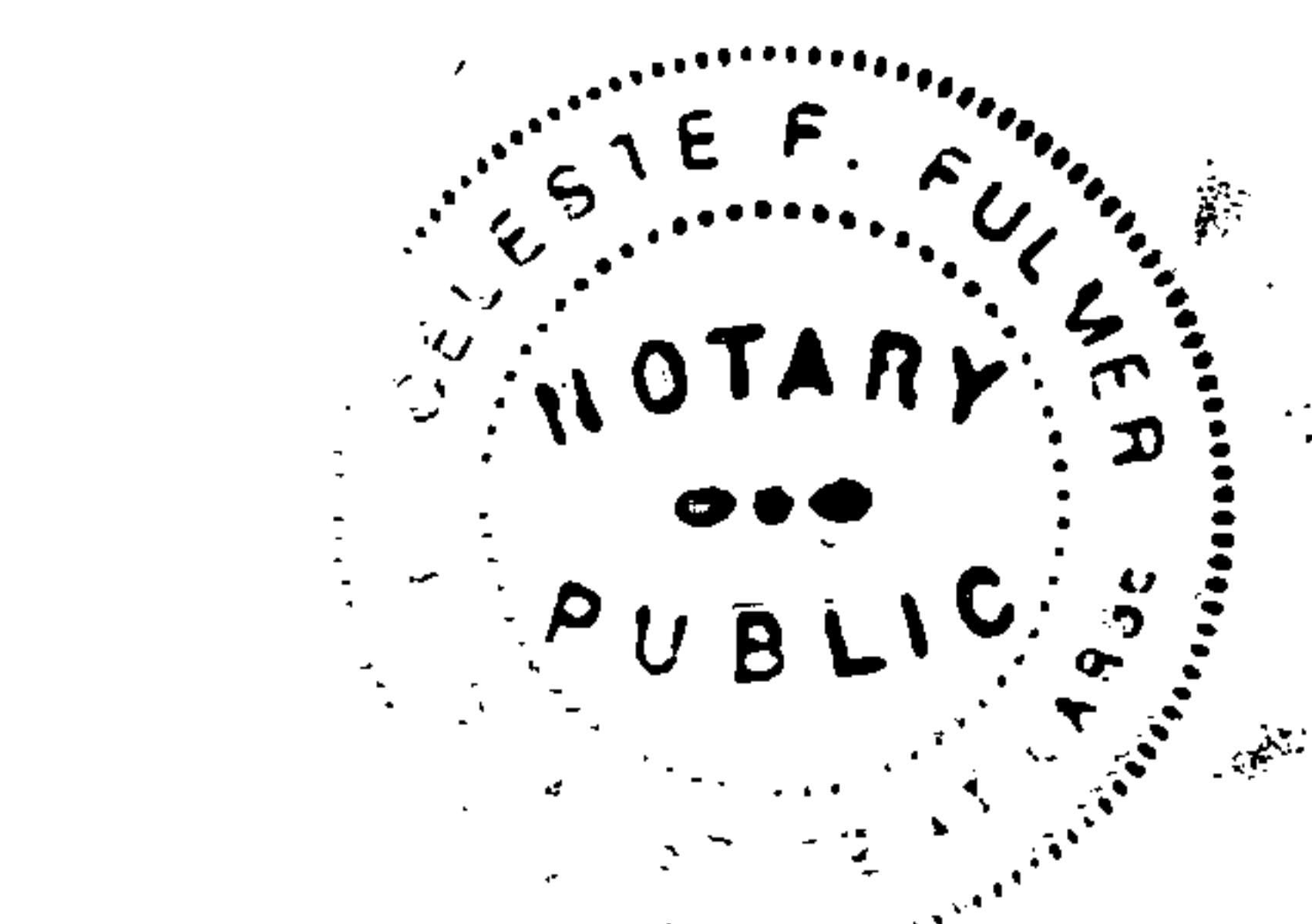
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David F. Mitchell and Kathy G. Mitchell, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 2026.



Notary Public

My Commission Expires: 10-9-28



20260106000004090 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/06/2026 01:11:45 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Commence at the northwest corner of SW 1/4 of SE 1/4 of Section 24, Township 21, Range 1 West and run along said forty acre line South, 2 degrees 20 minutes East 100 feet to the point of beginning of the lot herein described; thence continue South 2 degrees 20 minutes East, 254 feet; thence North 89 degrees 40 minutes East, 224.5 feet to the westerly right of way line of Alabama Highway #25; thence along same North 13 degrees 30 minutes East, 225.8 feet; thence North 83 degrees 15 minutes West, 290.1 feet to the point of beginning; being situated in the SW 1/4 of the SE 1/4 of Section 24, Township 21, Range 1 West, Shelby County, Alabama. Less and except the North 100 feet thereof.

PARCEL 2:

Commence at the northwest corner of SW 1/4 of SE 1/4 of Section 24, Township 21 South, Range 1 West, and run along said forty acre line South 2 degrees 20 minutes East, 100 feet to the point of beginning of the lot herein described; thence continue South, 2 degrees 20 minutes East, 254 feet; thence North 89 degrees 40 minutes East, 224.5 feet to the westerly right of way line of Alabama Highway #25; thence along same North, 13 degrees 30 minutes East, 225.8 feet; thence North 83 degrees 15 minutes West, 290.1 feet to the point of beginning; being situated in the SW 1/4 of SE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that portion of the above described property previously conveyed to Kathy Mitchell by deed recorded as Instrument #1995-0024371 in the Probate Office of Shelby County, Alabama.

PARCEL 3:

Begin at the Northeast corner of the Southeast Quarter of the Southwest Quarter, Section 24, Township 21 South, Range 1 West; thence run South along the East line of said Quarter-Quarter Section a distance of 354.0 feet; thence turn an angle of 92 degrees to the right and run West a distance of 100.0 feet; thence turn an angle of 88 degrees to the right and run a distance of 353.0 feet to the North line of said Quarter-Quarter section; thence turn an angle of 90 degrees 34 minutes to the right and run a distance of 99.95 feet to the point of beginning; situated in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

KSM JO




Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 12-18-2.

Grantor's Name	David F. Mitchell
Mailing Address	<u>Kathy G. Mitchell</u> <u>805 Mauldin Rd, #1709</u> <u>Greenville SC 29607</u>

Grantee's Name John-Thomas Owen
Mailing Address Madison Rogers
310 Old Hwy 25 E
Columbiana, AL 35051

Property Address 310 Old Hwy 25 E
Columbiana, AL 35051

Date of Sale 1/6/26
Total Purchase Price \$ 402,000.00
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 Appraisal
 Sales Contract Other
 Closing Statement

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 1/6/24

Print John-Thomas Owen

Unattested

Walter Gantz
(verified by)

Sign  John J. Murphy
Owner/Agent

Form RT-1