

Send tax notice to:  
Robert J Mitchell, Jr.  
2328 Ridge Trail  
Birmingham, AL 35242

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

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

STATE OF ALABAMA  
SHELBY COUNTY

Tax Value: \$620,600.00 x 1/3 = \$204,800.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Thousand and 00/100 Dollars (\$1,000.00) in hand paid to the undersigned, **Robert J Mitchell, Jr and wife, Wendy C Mitchell** whose mailing address is **2328 Ridge Trail, Birmingham, AL 35242**, (hereinafter referred to as "Grantor") by **Robert J Mitchell, Jr., Wendy C Mitchell and Dean Chatham**, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 8, according to the Surve of First Sector, The Ridge at Meadowbrook, as recorded in Map Book 14, page 41, in the Probate Office of Shelby County, Alabama.**

**Property Address: 2328 Ridge Trail, Birmingham, AL 35242.**

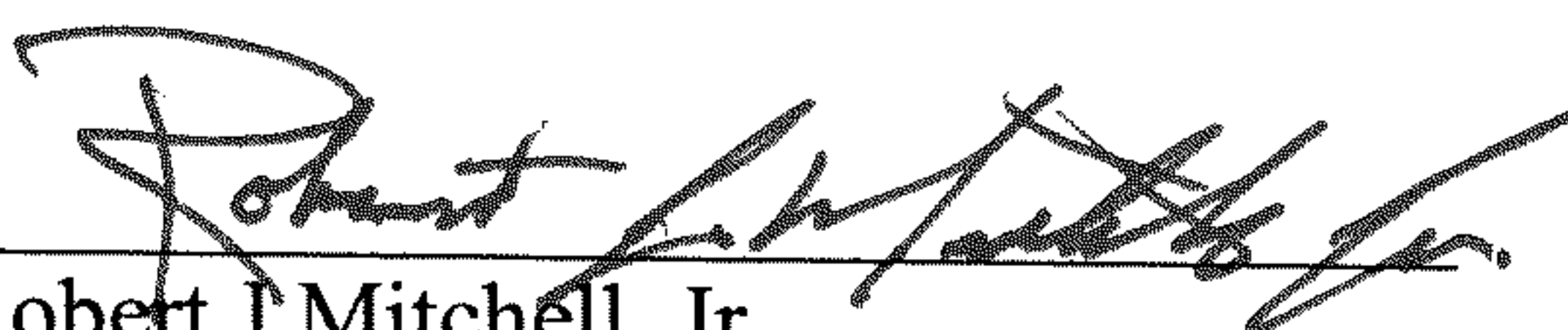
SUBJECT TO:

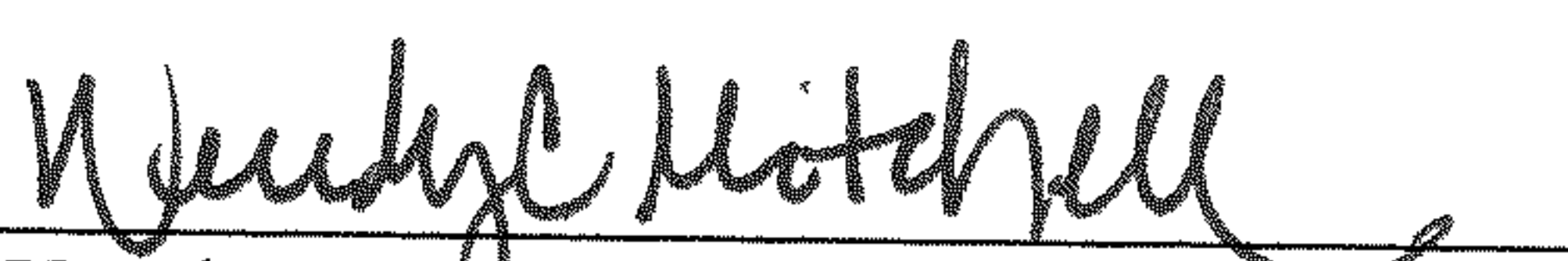
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Restrictions, building setback lines, rights of way and easements, if any, of record.
3. Restrictions, covenants and conditions as set out in Real 289, page 700; Real 86, page 709, and Volume 32, page 306 in the Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 285, page 805 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Volume 40, page 265, and Instrument #1996-31070 in the Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 14, page 41, in the Probate Office.
7. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Instrument #1994-20399 in the Probate Office.
8. Release of damages, restrictions, modification, covenants, conditions, rights, privileges, immunities and limitations, as applicable, referenced in Deed recorded in Instrument #1994-20399 in the Probate Office.
9. Subject to existing mortgages, if any.

The preparer of this deed has not examined the title to the property.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Robert J Mitchell, Jr. and spouse, Wendy C Mitchell have hereunto set our hand and signature on this the 18<sup>th</sup> day of February, 2026.


  
Robert J Mitchell, Jr.

  
Wendy C Mitchell

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J Mitchell, Jr and Wendy C Mitchell, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of February, 2026.

  
Notary Public  
Commission Expires: 6/24/27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/18/2026 01:18:27 PM  
\$231.00 BRITTANI  
20260218000045490

