

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

**20170724000262910
07/24/2017 10:40:40 AM
DEEDS 1/3**

Send tax notice to:
Christopher R. Mullinax and
Tracy G. Mullinax
5563 Double Oak Lane
Birmingham, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Six Hundred Fifty Thousand and no/100 Dollars (\$650,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KENDRICK PROPERTIES, LLC**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **CHRISTOPHER R. MULLINAX and TRACY G. MULLINAX** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$520,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

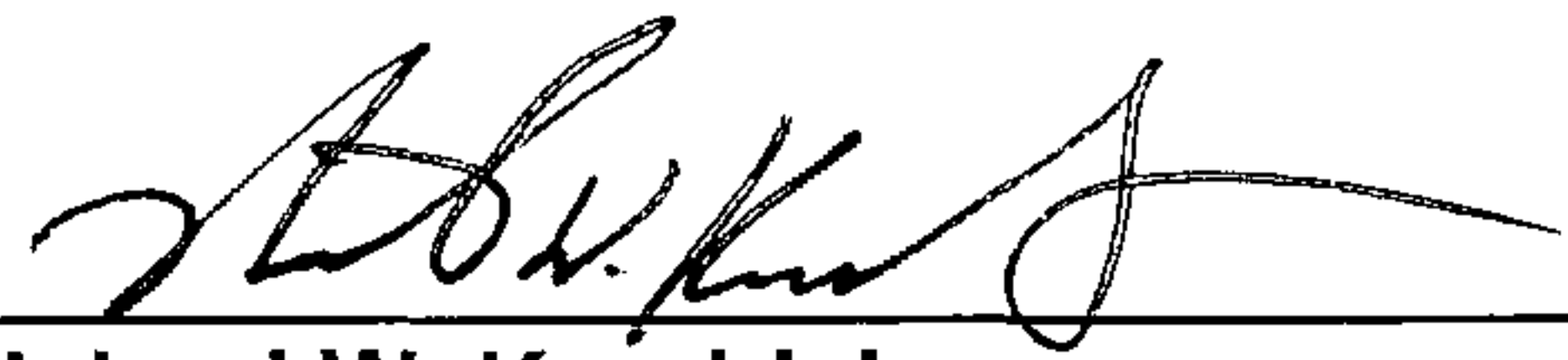
This instrument is executed as required by the Articles of Organization/Incorporation and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Michael W. Kendrick**, its **Sole Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 18th day of July, 2017.

KENDRICK PROPERTIES, LLC



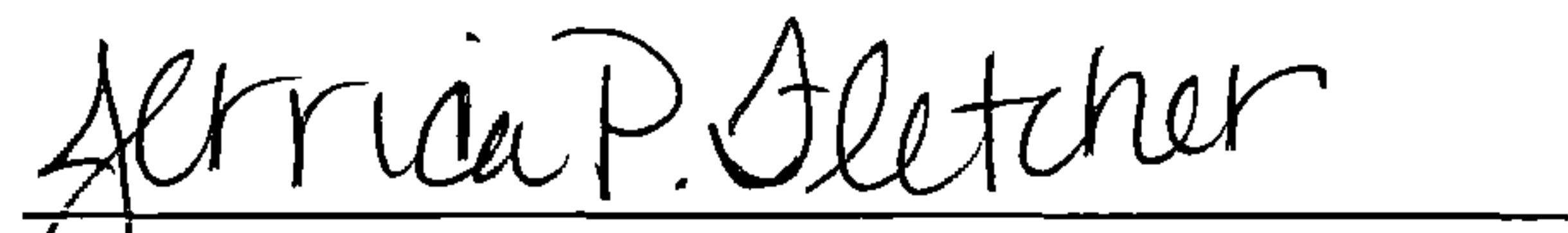
**BY: Michael W. Kendrick
ITS: Sole Member**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael W. Kendrick**, whose name as **Sole Member** of **KENDRICK PROPERTIES, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of July, 2017.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021



Notary Public
My Commission Expires: 5-1-21

EXHIBIT "A"

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Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, run in an Easterly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 627.74 feet; thence turn an angle to the left of 89 degrees 58 minutes 40 seconds and run in a Northerly direction for a distance of 130.10 feet; thence turn an angle to the right of 90 degrees 00 minutes 25 seconds and run in an Easterly direction for a distance of 318.04 feet to a point on the Westerly right of way line of U.S. Highway #31; thence turn an angle to the left of 64 degrees 07 minutes 50 seconds and run in a Northeasterly direction Westerly right of way line of U.S. Highway #31 for a distance of 39.26 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course and along said right of way line for a distance of 130.0 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 00 minutes 44 seconds and run in a Northwesterly direction for a distance of 249.86 feet to an existing iron pin; thence turn an angle to the left of 95 degrees 38 minutes 47 seconds and run in a Southwesterly direction for a distance of 207.50 feet thence turn an angle to the left of 105 degrees 00 minutes 54 seconds and run in a Southeasterly direction for a distance of 104.04 feet to an existing iron pin; thence turn an angle to the right of 5 degrees 38 minutes 59 seconds and run in a Southeasterly direction for a distance of 138.08 feet more or less to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NUMBER: 13-1-12-1-001-002.017

Real Estate Sales Validation Form

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

Grantor's Name: Kendrick Properties, LLC
Mailing Address: 516 County Rd 68 E, Deatsville, AL 36022

Grantee's Name: Christopher R. Mullinax
Mailing Address: Tracy G. Mullinax, 5563 Double Oak Ln, Birmingham, AL 35242

Property Address: 2710 Pelham Parkway, Pelham, AL 35124

Date of Sale: 07/18/2017
Total Purchase Price \$: 650,000.00

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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 (checked), Closing Statement (checked), 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2017 10:40:40 AM
\$151.00 CHERRY
20170724000262910

Handwritten signature