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08/01/2017 03:46:28 PM  
DEEDS 1/2

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED RIGHT OF SURVIVORSHIP

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Seventy Five Thousand and 00/100 (\$275,000.00)** and other good and valuable consideration to the undersigned Grantor, **Mary Lynn Hendricks**, a single woman thereto and any amendments thereto in hand paid by **Susan Mitzi Mullins** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Susan Mitzi Mullins** hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

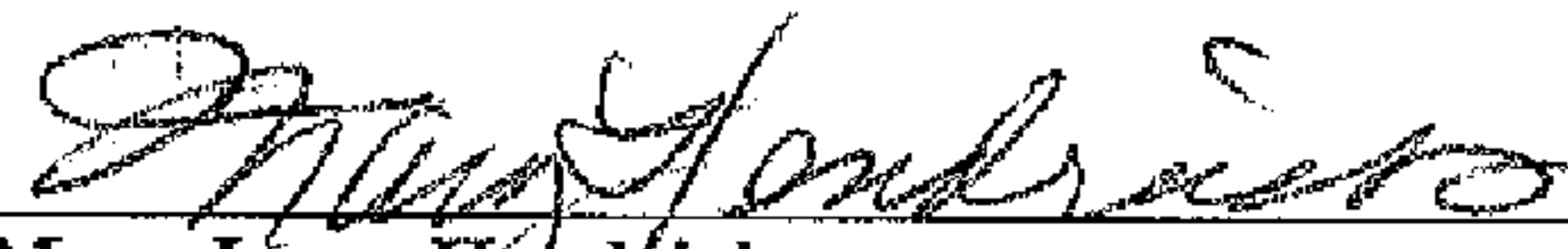
**Estate #17, according to the Survey of Wildwood Park, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.**

**Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 124, Page 493 and Deed Book 214, Page 631. Easements and building line as shown on recorded map. Restrictions appearing of record in Deed Book 269, Page 534.**

1. Subject to Ad Valorem taxes, easements and restrictions of record.
2. Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, if any
3. Restrictions for Wildwood Park recorded in Deed Book 29, page 534 and Instrument Number 19710824000034920
4. Carl E. Hendricks died on January 30, 2009. Mary Lynn Hendricks is the surviving Grantee in the deed recorded in Deed Book 299, Page 282 in the Office of the Judge of Probate of Shelby County, Alabama.

To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

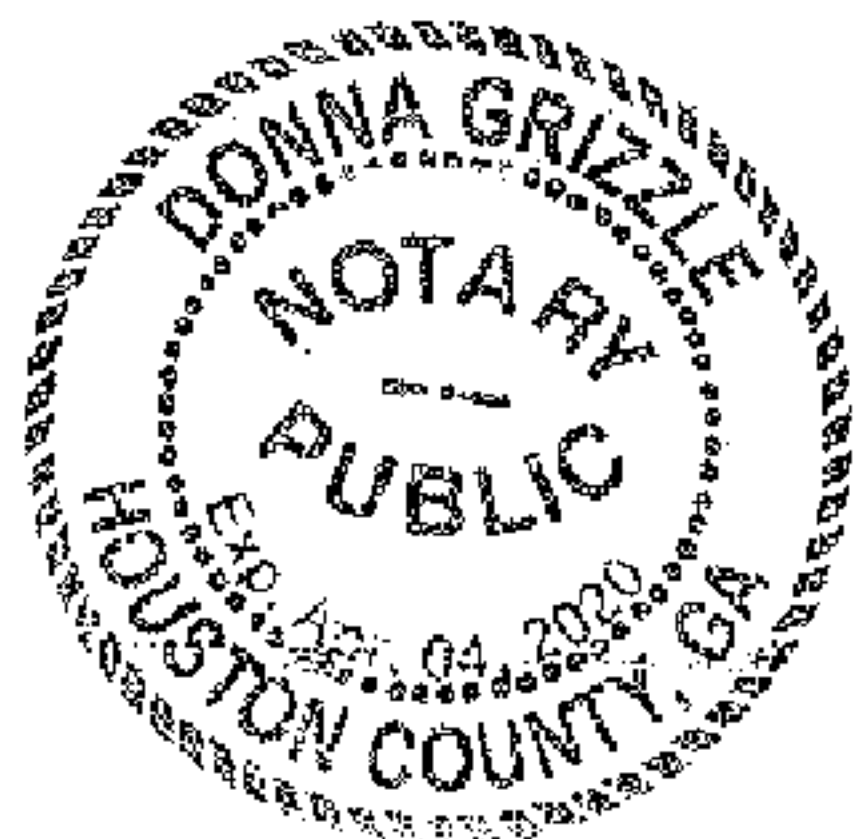
Given under our hand and seal this 28 day of July, 2017

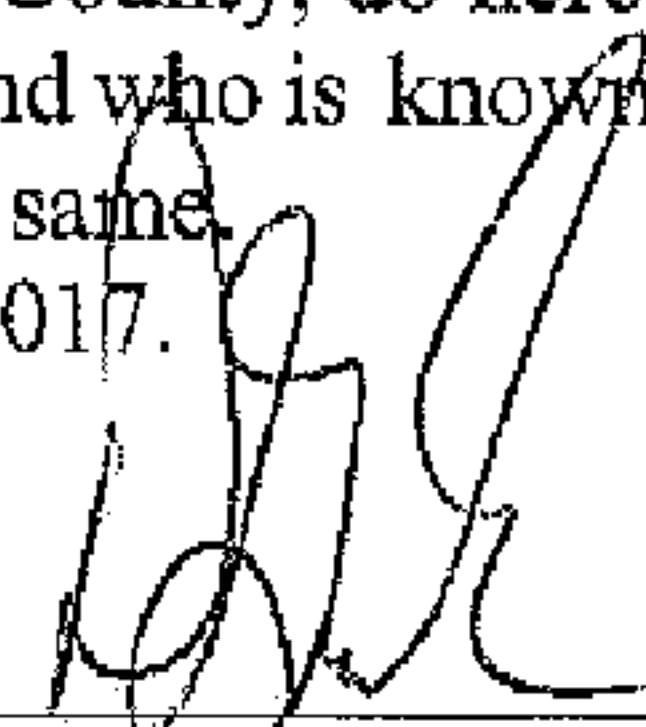
  
Mary Lynn Hendricks

STATE OF GEORGIA )  
HOUSTON COUNTY )

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that **Mary Lynn Hendricks** a single woman, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, executed the same.

Given under my hand and seal this 28 day of July, 2017.



  
Notary Public  
My Commission expires: 04/04/2020

Prepared By:  
Mark A. Pickens  
Post Office Box 59372  
Birmingham, AL 35259  
MAP# 16-0064

Send Tax Notices to:  
**Susan Mitzi Mullins**  
20 Mallard Circle  
Indian Springs, Alabama 35124

Real Estate Sales Validation Form

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

Grantor's Name Mary Lynn Hendricks
Mailing Address 91 Sweet Bay Road
Kathleen, GA 31047

Grantee's Name Susan Mitzi Mullins
Mailing Address 20 Mallard Circle
Indian Springs, AL 35124

Property Address 20 Mallard Circle
Indian Springs, AL 35124

Date of Sale 07/28/2017
Total Purchase Price \$ 275,000.00
or
Actual Value \$
Assessor's Market Value \$

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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 8-1-2017

Print Mark A. Pickens

Unattested

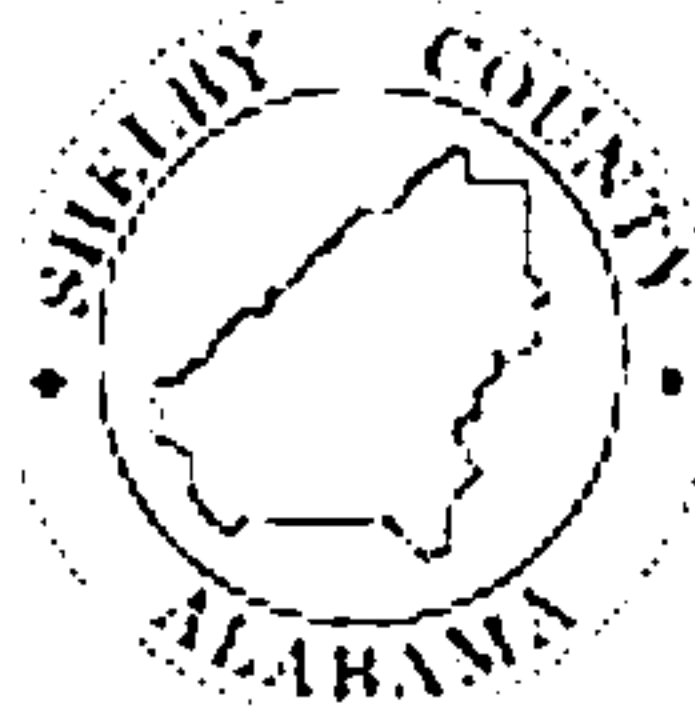
Sign

[Handwritten Signature]

(verified by)

(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
08/01/2017 03:46:28 PM
\$293.00 CHERRY
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[Handwritten Signature]