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, towit:

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.

- Subject to Ad Valorem taxes, easements and restrictions of record.
- Subject to Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines or record, it any
- Restrictions for Wildwood Park recorded in Deed Book 29, page 534 and Instrument Number 19710824000034920
- Carl E. Hendricks died on January 30, 2009. Mary Lynn Hendricks is the surviving Grantee in the deed recorded in 4. 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.

SOUND COUNTY OF THE PARTY OF TH

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

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Grantor's Name Mary Limitors to Street Ray Food Mailing Address Marine Summer Mailing Address Marine Summer Mailing Address Mailing Address Marine Summer Mailing Address Mailing Address Mailing Address Mailing Address Detailed Mailing Address Property Service \$ 275,002.00 Actual Value Service Mailing Address Mailing Address Property Service Mailing Address Property Service Mailing Address Detailed Mailing De		Thia		tate Sales Validation Form		
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UnattestedSign		Date 8-1-2017	· · · · · · · · · · · · · · · · · · ·	Print Mark A. Pickens		
		Unattested		Sign ///www.		

(Grantor/Grantee/Owner/Agent) circle one (verified by)

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 20170801000276940