

Send tax notice to: Mulkey Development & Investment Corp. 2080 Valleydale Road
Suite 10, Hoover, AL 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighty-five thousand and no/100 (\$385,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Julie M. Clemens and Peter J. Clemens, IV, as Trustees of the Julie A. Clemens Revocable Living Trust dated May 21, 2004 whose mailing address is:
2383 N Berry's Chapel Rd Franklin TN 37069

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mulkey Development & Investment Corp whose mailing address is:
2080 Valleydale Rd., Ste. 10, Hoover, Al. 35244

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 379 Stonegate Drive, Birmingham, Al. 35242 to-wit:


Lot 47, according to the Final Plat of the Residential, Private Subdivision Stonegate Realty Phase Three as recorded in Map Book 33, page 122, in the Probate Office of Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29 day of March, 2022.

 (Seal)
JULIE M. CLEMENS, TRUSTEE OF THE JULIE A.
CLEMENS REVOCABLE LIVING TRUST DATED
MAY 21, 2004

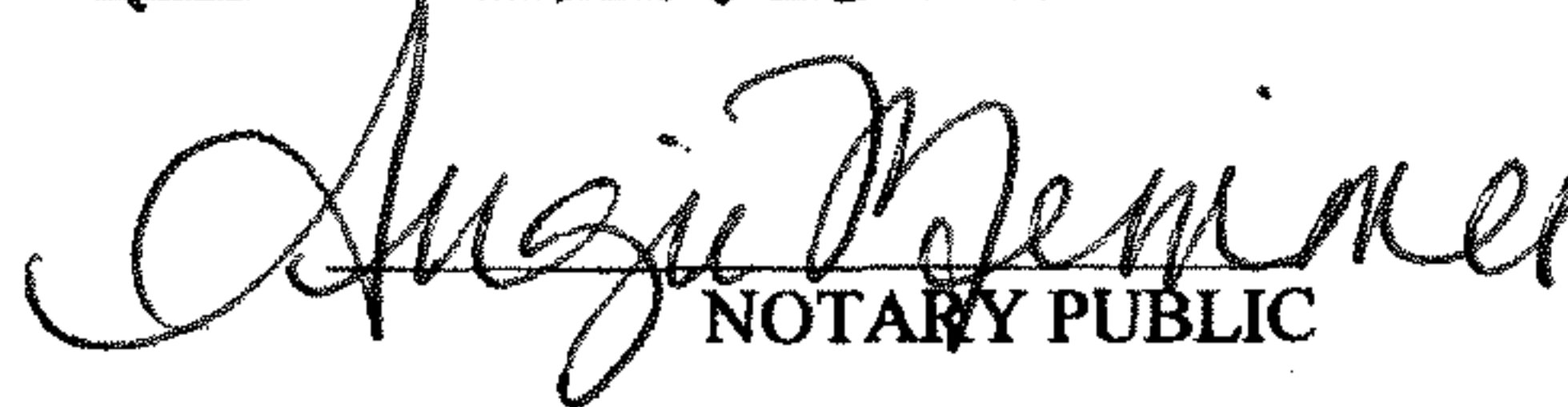
 (Seal)
PETER J. CLEMENS, IV, TRUSTEE OF THE JULIE
A. CLEMENS REVOCABLE LIVING TRUST DATED
MAY 21, 2004

State of TENNESSEE
County of Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie M. Clemens and Peter J. Clemens, IV as Trustees of the Julie A. Clemens Revocable Living Trust dated May 21, 2004, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they as Trustees of the Julie A. Clemens Revocable Living Trust dated May 21, 2004 and in their capacity as Trustees have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of March, 2022.

My commission expires:


NOTARY PUBLIC



My Commission Expires Nov. 3, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2022 11:11:30 AM
\$411.00 JOANN
20220331000131340

