

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

1/2

SEND TAX NOTICE TO:

Brian A. McLendon
154 Maylene Lane
Maylene, AL 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Thousand And No/100 Dollars (\$80,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jonathon M. Mullis and Kendra D. Perry-Mullis, Husband and Wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian A. McLendon (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 7, according to the Survey of R.E. Whaley's Subdivision of the Town of Maylene, as recorded in Map Book 3, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Seventy-Eight Thousand Five Hundred Fifty-One And No/100 Dollars (\$78,551.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Two Thousand Four Hundred And No/100 Dollars (\$2,400.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 3, 2014.

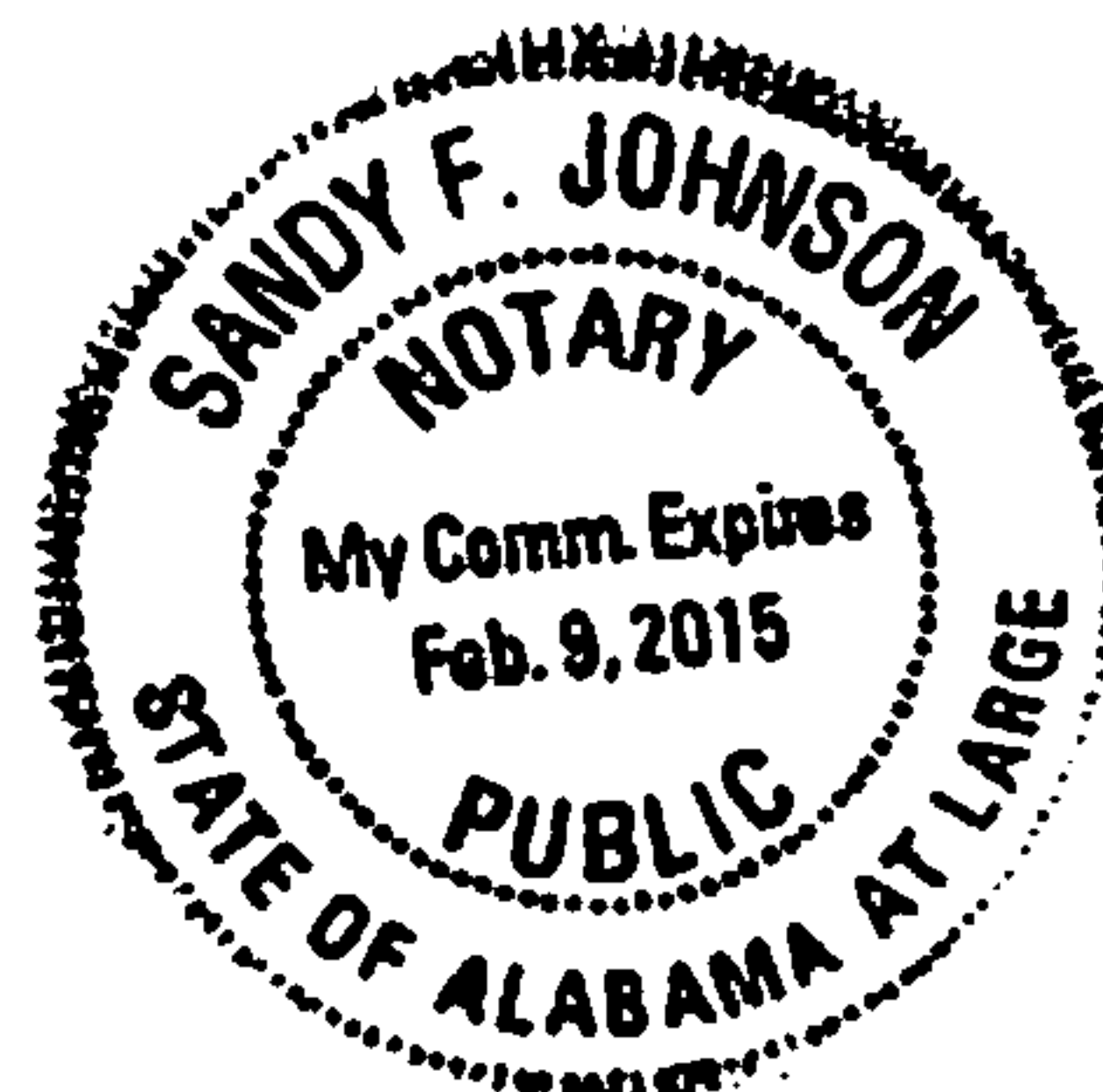
Jonathon M. Mullis by Kendra D. Perry-Mullis
Jonathon M. Mullis by Kendra D. Perry-Mullis,
his Attorney-in-Fact
Kendra D. Perry-Mullis
Kendra D. Perry-Mullis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Kendra D. Perry-Mullis, individually and as Attorney in Fact for Jonathon M. Mullis**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as Attorney in Fact, executed the same on the day the same bears date.

Given under my hand and official seal this the 3rd day of March, 2014.
Sandy F. Johnson
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Jonathon M. Mullis and Kendra D. Perry-Mullis

Grantee's Name Brian A. McLendon

Mailing Address 154 Maylene Lane
Maylene, AL 35114Mailing Address 1317 Yellow Leaf Circle
Maylene, AL 35114Property Address 154 Maylene Lane
Maylene, AL 35114

Date of Sale March 3, 2014

Total Purchase Price \$80,000.00

or

Actual Value \$

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☐ Appraisal☒ Sales Contract

Other: _____

☐ Closing Statement

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 - Jonathon M. Mullis and Kendra D. Perry-Mullis, 154 Maylene Lane,
Maylene, AL 35114.

Grantee's name and mailing address - Brian A. McLendon, 1317 Yellow Leaf Circle, Maylene, AL 35114.

Property address - 154 Maylene Lane, Maylene, AL 35114

Date of Sale - March 3, 2014.

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.

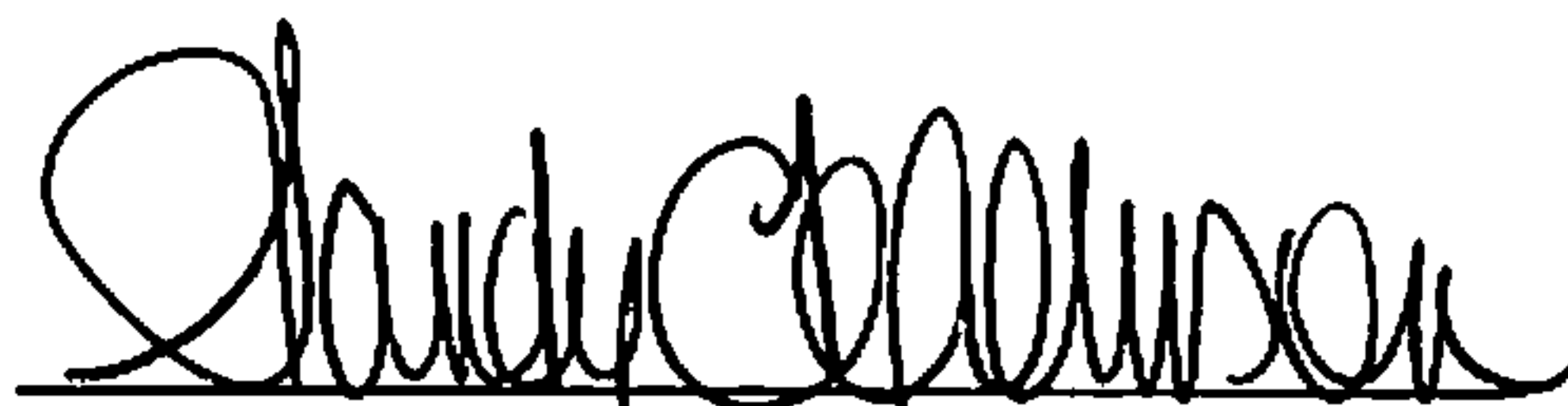
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: March 3, 2014

Sign



Agent


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2014 08:34:55 AM
\$17.00 CHERRY
20140306000061120

