

This Instrument was Prepared by:

Send Tax Notice To: Kelley B. Stewart

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-14-21671

10680 North Main St
Wiltsville, AL 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)**, 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, **Paul W. Mullin and wife, Kelly L. Mullin**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kelley B. Stewart and William B. Stewart** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

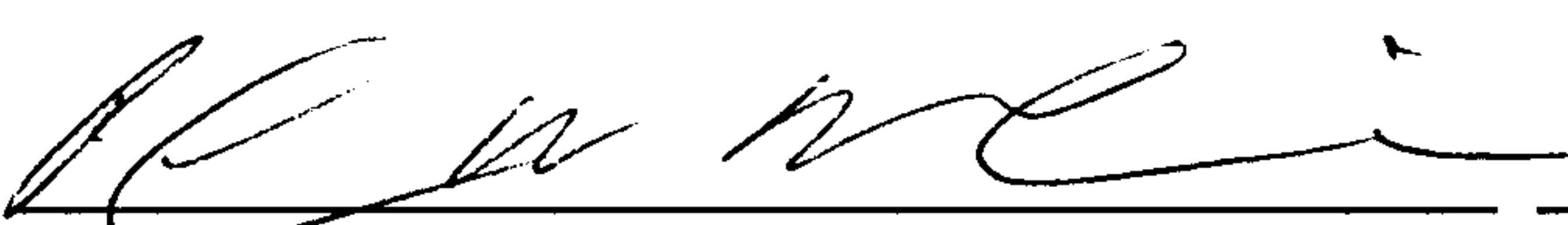
Paul Mullin and Kelly Mullin are one in the same as Paul W. Mullin and Kelly L. Mullin.

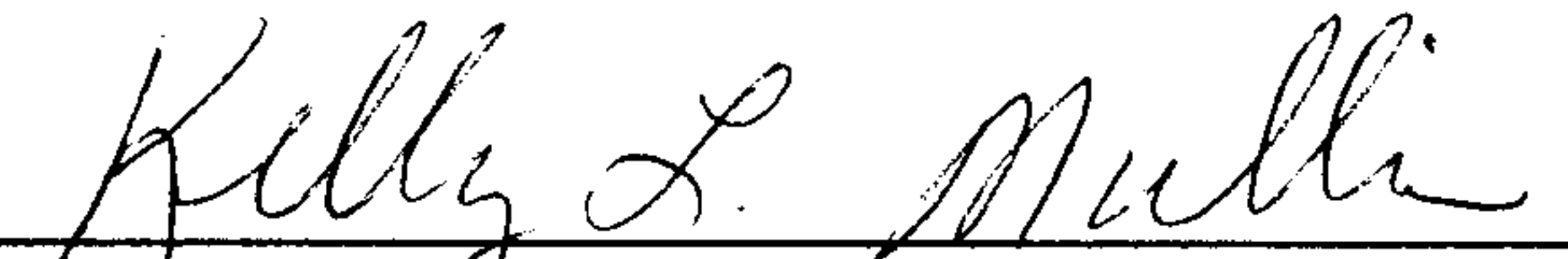
\$223,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of October, 2014.


Paul W. Mullin

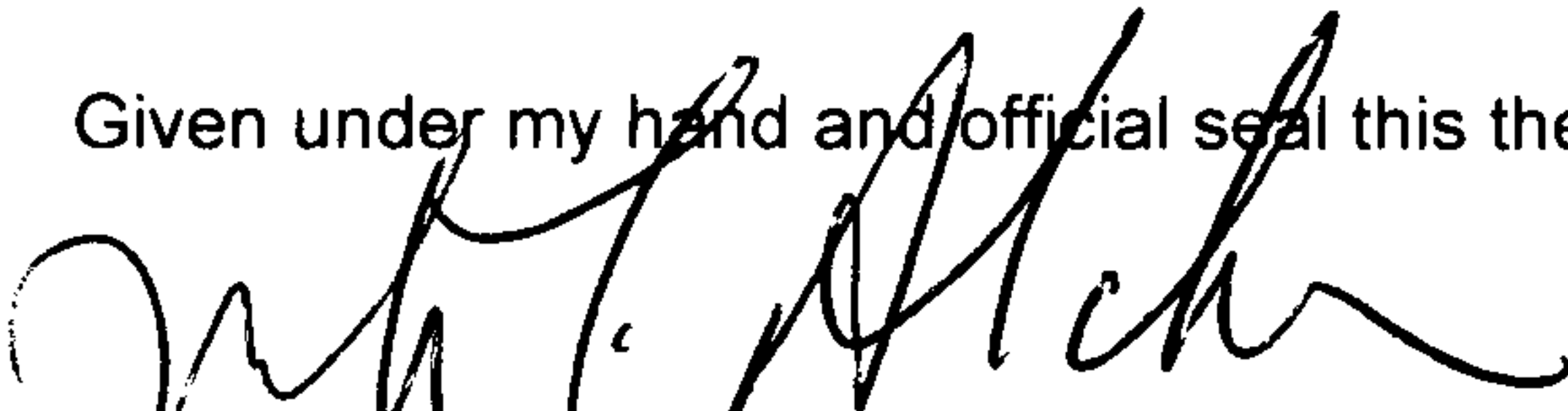

Kelly L. Mullin

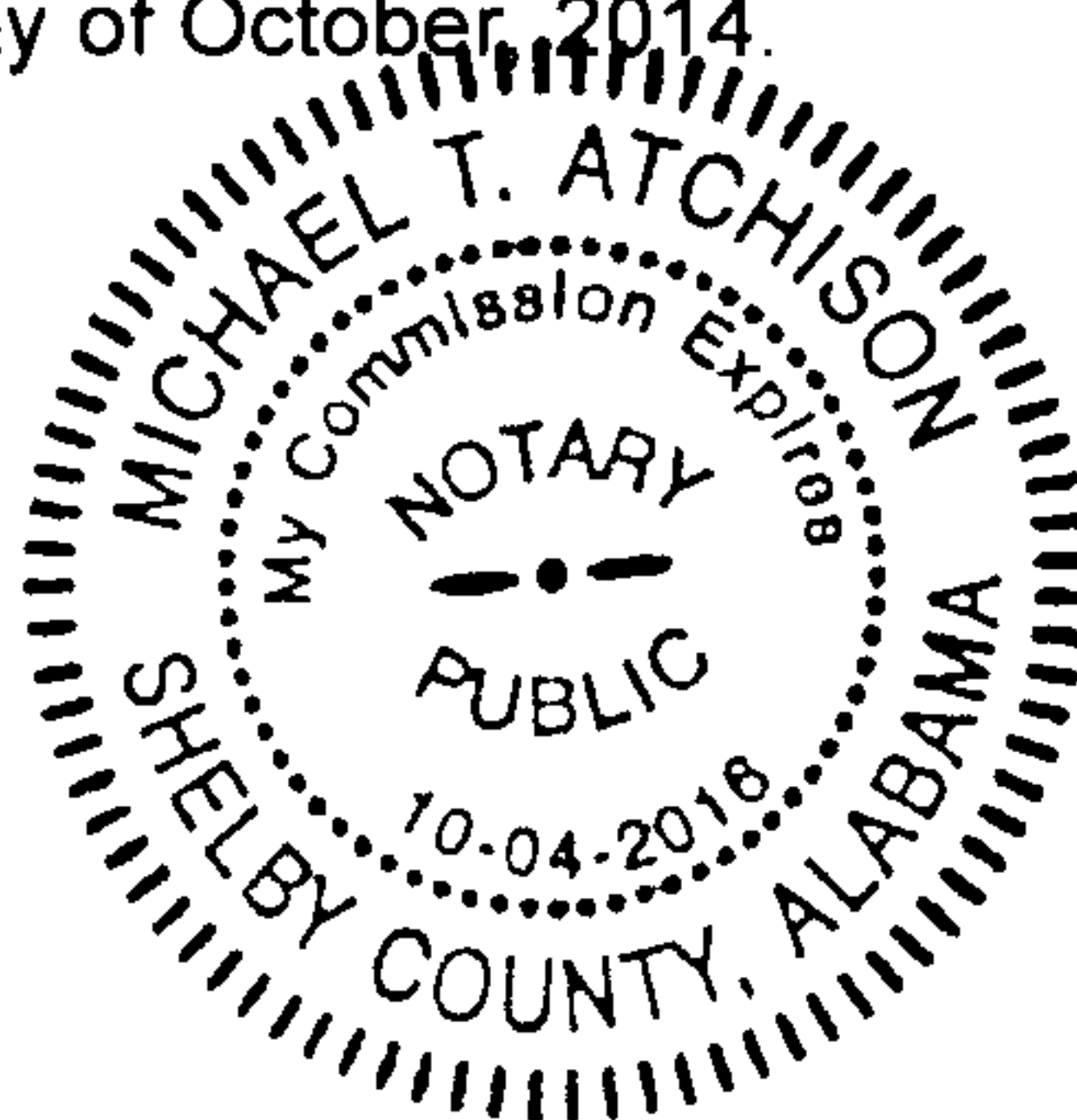
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Paul W. Mullin and Kelly L. Mullin, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of October, 2014.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016




20141015000326040 1/3 \$32.00
Shelby Cnty Judge of Probate: AL
10/15/2014 11:37:03 AM FILED/CERT

Shelby County, AL 10/15/2014
State of Alabama
Deed Tax: \$12.00

EXHIBIT "A"

PARCEL 1:

A lot in Section 36, Township 20 South, Range 1 East, and Section 31, Township 20 South, Range 2 East, described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4, Section 36, Township 20 South, Range 1 East; thence run West along the North line of said 1/4-1/4 Section a distance of 327.63 feet to a point on the East right of way line of Shelby County Highway No. 61; thence turn a deflection angle of 91 degrees 14 minutes 21 seconds to the left and run along said highway right of way a distance of 137.14 feet to the point of beginning; thence continue in the same direction along said highway right of way a distance of 420.00 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run a distance of 420 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 420.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 420.00 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 1 East, and the NW 1/4 of the SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

PARCEL 2::

Commence at the Southwest corner of Section 31, Township 20 South, Range 2 East, being a gun barrel found in place; thence run northerly along the West boundary line of said Section 31 a distance of 1317.08 feet to the Southwest corner of the NW 1/4 of SW 1/4 of said Section 31; thence turn an angle of 90 degrees 19 minutes 49 seconds to the right and run easterly along the South boundary line of said NW 1/4 of SW 1/4 a distance of 265.35 feet to the point of beginning; thence continue along the same line a distance of 1054.48 feet to the Southeast corner of said NW 1/4 of SW 1/4; thence turn an angle of 90 degrees 17 minutes 39 seconds to the left and run northerly along the East boundary line of said NW 1/4 of SW 1/4 a distance of 1318.22 feet to the Northeast corner of said NW 1/4 of SW 1/4; thence turn an angle of 89 degrees 45 minutes 20 seconds to the left and run westerly along the North boundary line of said NW 1/4 of SW 1/4 a distance of 1320.65 feet to the Northwest corner of said NW 1/4 of SW 1/4; thence continue along the same course for a distance of 300.44 feet to a point on the Eastern right of way line of County Highway No. 61; thence turn an angle of 93 degrees 01 minutes 49 seconds to the left and run southerly along said right of way line a distance of 87.20 feet to a point; thence turn an angle of 89 degrees 58 minutes 59 seconds to the left and run easterly a distance of 420 feet to a point; thence turn an angle of 90 degrees to the right and run southerly a distance of 840.0 feet to a point; thence turn an angle of 90 degrees to the right and run westerly a distance of 178.0 feet; thence turn an angle of 90 degrees to the left and run southerly a distance of 184.30 feet to a point; thence turn an angle of 87 degrees 39 minutes 30 seconds to the left and run easterly a distance of 269.53 feet to a point; thence turn an angle of 90 degrees to the right and run southerly a distance of 223.24 feet to the point of beginning.

Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 36, Township 20 South, Range 1 East and the NW 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT, those portions conveyed by deeds recorded as Inst. No. 1996-1053; Inst. No. 1996-9106; Inst. No. 1998-28075; Inst. No. 20031021000702110, Probate Office, Shelby County, Alabama.

ALSO:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 20 South., Range 2 East, Shelby County, Alabama; thence South 00 degrees 10 minutes 19 seconds West a distance of 746.62 feet; thence North 88 degrees 34 minutes 50 seconds West a distance of 569.34 feet to the point of beginning; thence continue along the last described course, a distance of 45.10 feet; thence North 78 degrees 43 minutes 51 seconds West a distance of 234.09 feet; thence North 89 degrees 46 minutes 17 seconds West a distance of 322.45 feet; thence South 02 degrees 32 minutes 26 seconds East, a distance of 210.78 feet; thence South 89 degrees 20 minutes 22 seconds East, a distance of 583.62 feet; thence North 01 degrees 25 minutes 09 seconds East a distance of 169.20 feet to the point of beginning. According to the survey of Rodney Shiflett, RLS #21784, dated February 26, 2007.


20141015000326040 2/3 \$32.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Paul Mullin and Kelly Mullin (as to part) and Paul W. Mullin and Kelly L. Mullin (as to Part)
Mailing Address 3163 Cedar Wood of Theodore AL 36586

Grantee's Name Kelley B. Stewart
Mailing Address 10680 Main Street Wilsonville AL 35706

Property Address 10680 Main Street Wilsonville, AL 35186

Date of Sale October 14, 2014
Total Purchase Price \$235,000.00

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 - 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 of 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 October 10, 2014

Print Mike T. Atcherson

Sign Mike T. Atcherson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC
(verified by)



20141015000326040 3/3 \$32.00
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Form RT-1