


STATE OF ALABAMA)
 :
SHELBY COUNTY)


20150424000134080 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/24/2015 01:46:12 PM FILED/CERT

WHEREAS, LYNELLE and HORACE M. MULLINS, acquired title to the hereinafter described property as joint tenants with rights of survivorship by virtue of that certain deed recorded in Deed Book 327, Page 592, Probate Records of Shelby County, Alabama; and,

WHEREAS, the said **HORACE M. MULLINS** died on or about August 13, 1989, a true and correct copy of his death certificate is attached hereto and made a part hereof by reference, and did leave surviving him at his death, the said **LYNELLE MULLINS**; and,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **LYNELLE MULLINS a/k/a CAROLYN LYNELLE MULLINS, an unmarried woman** (the herein “Grantor”), with mailing address of 1100 Tunlaw Road, Huntsville, AL 35801, for and in consideration of the sum of **Four Hundred Thirty One Thousand Two Hundred Ninety Eight and No/100 (\$431,298.00) Dollars**, and other good and valuable consideration, this day in hand paid to her by **LAUREL GROVE, INC.** (the herein “Grantee”), with mailing address of 360 Scotch Climmer Way, Birmingham, AL 35242, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **LAUREL GROVE, INC.**, the following described real estate, and lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel One

A parcel of land situated in the Northwest Quarter of Section 23, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of Section 23, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87°29’02” East along the North line of Section 23 for a distance of 566.45 feet to the point of beginning; thence continue South 87°09’56” East along said North line for a distance of 96.81 feet; thence leaving said North line run South 43°19’52” East for a distance of 320.16 feet; thence run South 29°59’11” West for a distance of 1032.35 feet; thence run North 45°57’08” West for a distance of 505.24 feet to the West line of Section 23; thence run North 00°10’15” West along said West line for a distance of 250.69 feet; thence leaving said West line run North 46°45’39” East for a distance of 773.47 feet to the point of beginning.

Parcel Two

A parcel of land situated in the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87°29’02” East along the South line of Section 14 for a distance of 566.45 feet to the point of beginning; thence leaving said South line run North 35°57’35” East for a distance of 253.18 feet to the Southeasterly right-of-way line of Shelby County Highway No. 14 (right of way width: 80 feet) and to a curve to the right having a central angle of 22°14’44”, a radius of 616.15 feet, and a chord bearing South 59°38’05” East for a distance of 237.72 feet; thence run in a Southeasterly direction along said right-of-way and along the arc of said curve for a distance of 239.22 feet to the Southwest line of Lot 2 according to the Plat of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said right-of-way line run South 46°23’13” East along said Southwest line for a distance of 152.80 feet to the South line of Section 14; thence leaving said Southwest line run North 87°31’52” West along said South section line for a distance of 368.06 feet; thence continue North 87°09’56” West along said section line for a distance of 96.81 feet to the point of beginning. Subject to rights of way for public roads and easements for Ingress/Egress.

Property Address: N/A

Date of Sale: April 21, 2015

The full amount of the consideration was paid through a purchase money mortgage filed simultaneously herein

AND THE UNDERSIGNED, Grantor, for herself, her heirs and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **LAUREL GROVE, INC.**, its successors and assigns, from and against herself, and all persons claiming or holding under her, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that she is seized in fee thereof; that she has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except taxes due October 1, 2015, and subsequent years; and further excepting any restrictions, right-of-ways and easements pertaining to the above described property of record in the Probate Office of Shelby County, Alabama.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the Closing Statement, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in *Code of Alabama* (1975) § 40-22-1(h).

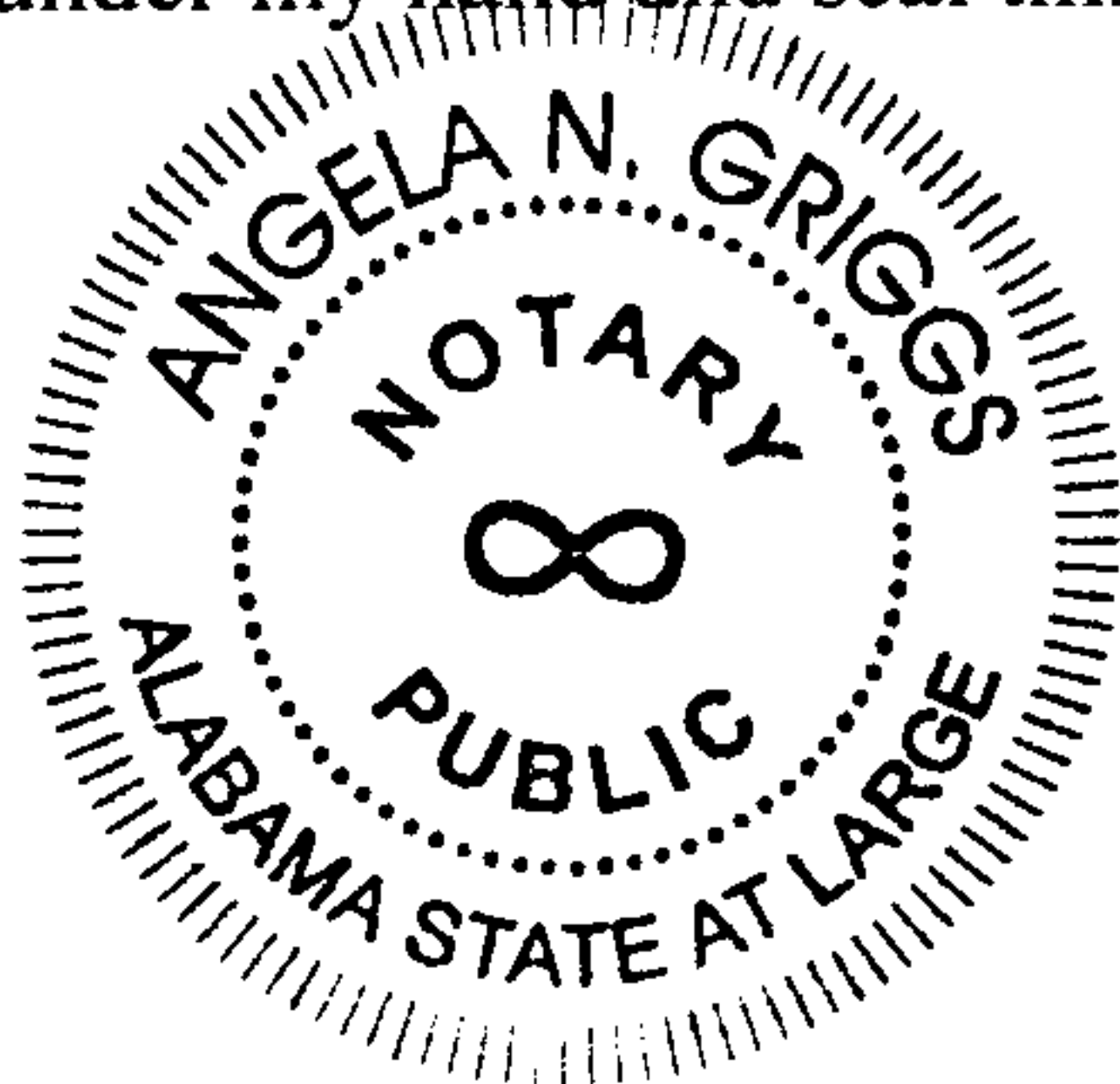
IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20th day of April, 2015.

Lynelle Mullins aka Carolyn Lynelle Mullins
 by Eileen Koken her
 Attorney in fact
 STATE OF ALABAMA)
 :
 MADISON COUNTY)

 LYNELLE MULLINS a/k/a CAROLYN LYNELLE
 MULLINS, By: Eileen Koken, her Attorney-in-Fact

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that **EILEEN KOKEN, whose name as Attorney in Fact for LYNELLE MULLINS a/k/a CAROLYN LYNELLE MULLINS**, 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 such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of April, 2015.



Angela N. Nguyen
Notary Public
My Commission Expires: 7/8/18

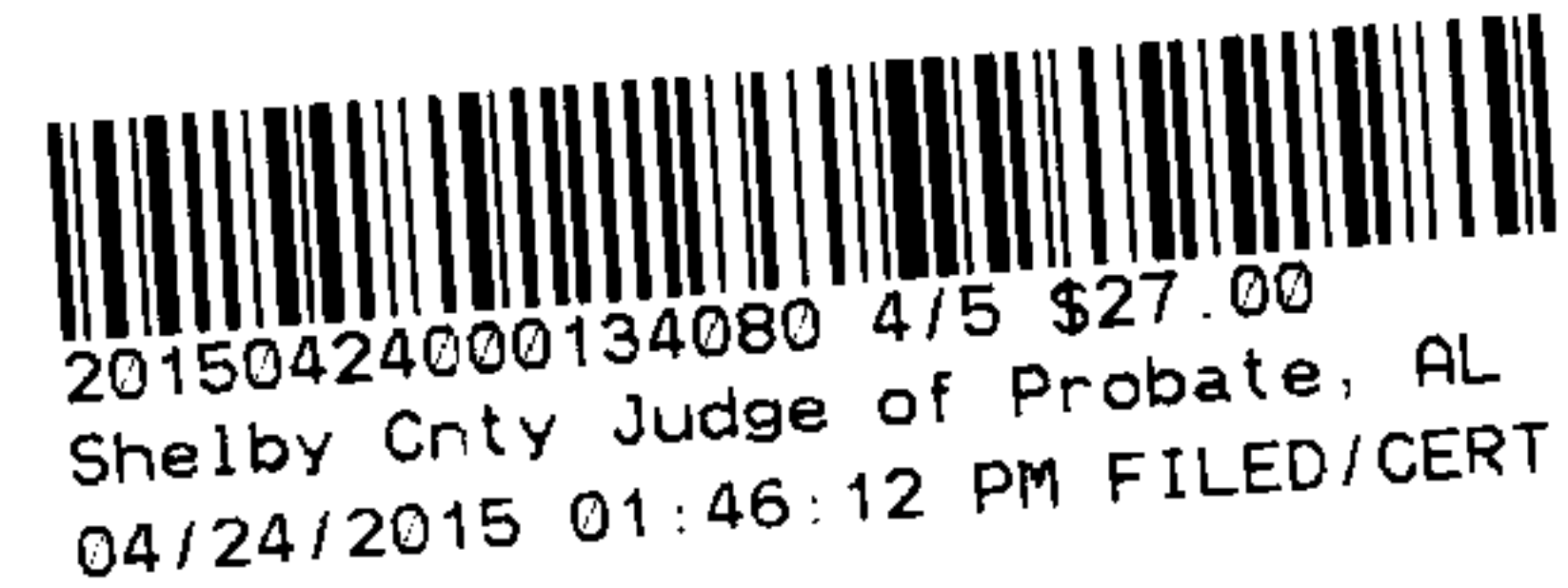
THIS INSTRUMENT WAS PREPARED BY: ROBERT E. RAWLINSON, HARRISON, GAMMONS & RAWLINSON, P.C.,
2430 L & N DRIVE, HUNTSVILLE, ALABAMA 35801, (256) 533-7711/ang



20150424000134080 2/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/24/2015 01:46:12 PM FILED/CERT

Catherine M. Donald
Catherine Molchan Donald
State Registrar of Vital Statistics

STATE OF ALABAMA)
 :
SHELBY COUNTY)



AFFIDAVIT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared **ROWLAND JACKINS**, and who, after having been first duly sworn, did depose and say as follows:

“My name is **ROWLAND JACKINS**, and I am a Registered Professional Land Surveyor for the State of Alabama, being Ala. PLS No. 18399. I have prepared a survey of the land owned by **LYNELLE and HORACE M. MULLINS** as described in Deed Book 327, Page 592, in the Office of the Judge of Probate of Shelby County, Alabama. The description prepared by me in connection with my survey of such property, is as follows:

Parcel One

A parcel of land situated in the Northwest Quarter of Section 23, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of Section 23, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87°29'02" East along the North line of Section 23 for a distance of 566.45 feet to the point of beginning; thence continue South 87°09'56" East along said North line for a distance of 96.81 feet; thence leaving said North line run South 43°19'52" East for a distance of 320.16 feet; thence run South 29°59'11" West for a distance of 1032.35 feet; thence run North 45°57'08" West for a distance of 505.24 feet to the West line of Section 23; thence run North 00°10'15" West along said West line for a distance of 250.69 feet; thence leaving said West line run North 46°45'39" East for a distance of 773.47 feet to the point of beginning.

Parcel Two

A parcel of land situated in the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

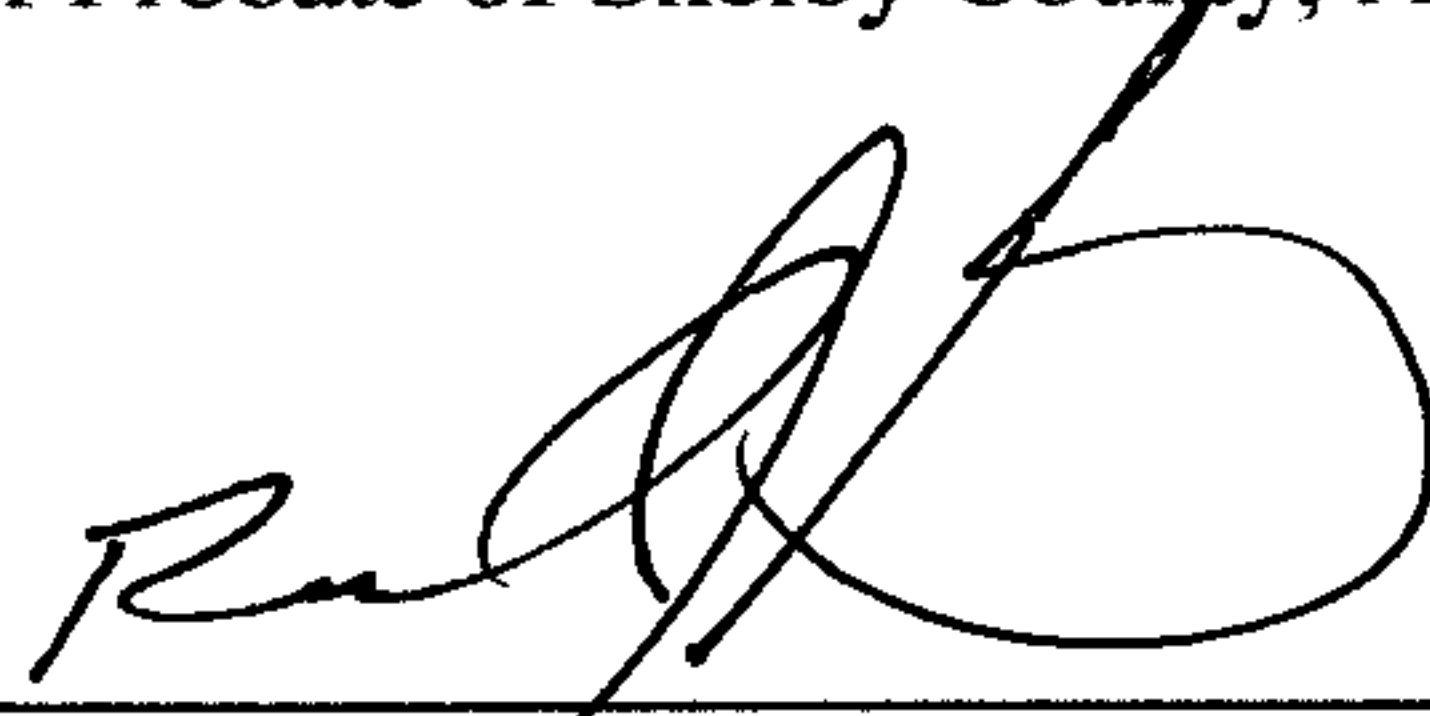
Commence at the Southwest corner of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87°29'02" East along the South line of Section 14 for a distance of 566.45 feet to the point of beginning; thence leaving said South line run North 35°57'35" East for a distance of 253.18 feet to the Southeasterly right-of-way line of Shelby County Highway No. 14 (right of way width: 80 feet) and to a curve to the right having a central angle of 22°14'44", a radius of 616.15 feet, and a chord bearing South 59°38'05" East for a distance of 237.72 feet; thence run in a Southeasterly direction along said right-of-way and along the arc of said curve for a distance of 239.22 feet to the Southwest line of Lot 2 according to the Plat of Nellie

Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said right-of-way line run South 46°23'13" East along said Southwest line for a distance of 152.80 feet to the South line of Section 14; thence leaving said Southwest line run North 87°31'52" West along said South section line for a distance of 368.06 feet; thence continue North 87°09'56" West along said section line for a distance of 96.81 feet to the point of beginning. Subject to rights of way for public roads and easements for Ingress/Egress.

This Affidavit is given for the purpose of certifying that the above described parcel of real estate is the same land as described in the deed to **LYNELLE AND HORACE M. MULLINS** recorded in Deed Book 327, Page 592, in the Office of the Judge of Probate of Shelby County, Alabama.

DATED THIS 21ST day of April, 2015.

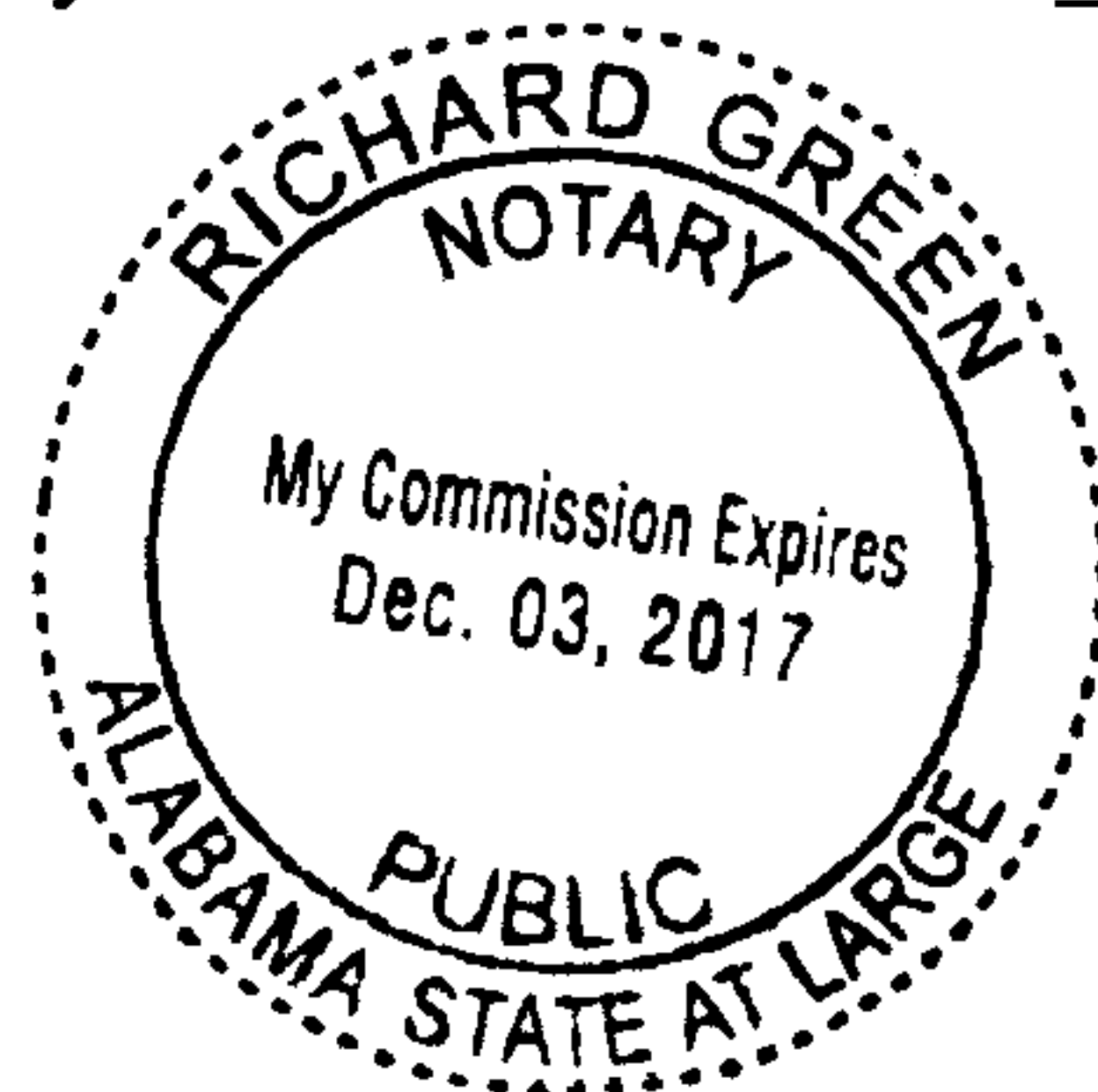


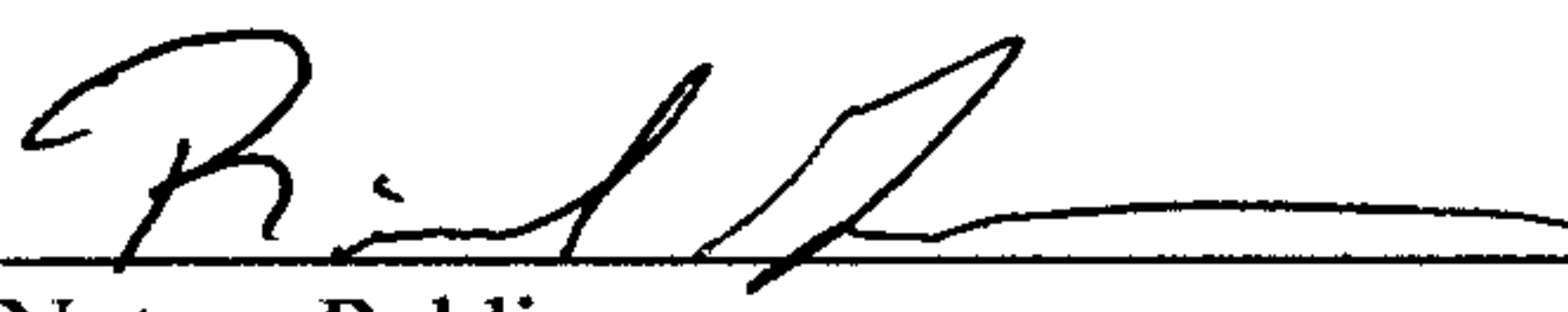
Rowland Jackins

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **ROWLAND JACKINS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 21 day of April, 2015.





Notary Public
My Commission Expires: 12/03/17

THIS INSTRUMENT WAS PREPARED BY: ROBERT E. RAWLINSON, HARRISON, GAMMONS & RAWLINSON, P.C.,
2430 L & N DRIVE, HUNTSVILLE, ALABAMA 35801, (256) 533-7711/ang


20150424000134080 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/24/2015 01:46:12 PM FILED/CERT