

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Tracy Mullinax  
5563 Double Oaks Lane  
Birmingham, AL 35242

STATE OF ALABAMA

20161017000378950

10/17/2016 09:00:21 AM

COUNTY OF SHELBY

DEEDS 1/2

Know All Men by These Presents: That in consideration of **Sixty-Two Thousand Seven Hundred and no/100 Dollars (\$62,700.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **KENNETH E. WILLIAMS and SANDRA P. WILLIAMS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **TRACY MULLINAX** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

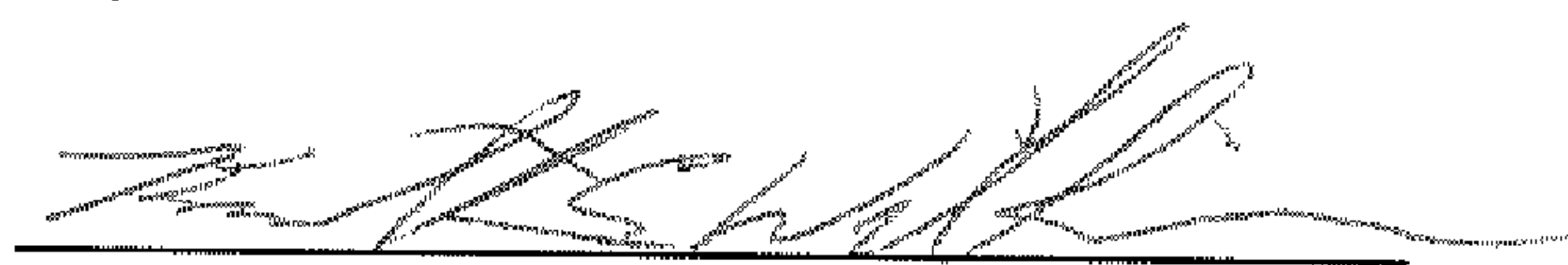
Commence At The Northeast Corner Of The Northeast 1/4 Of The Northeast 1/4 Of Section 8, Township 21 South, Range 2 West; Thence Run South 01°-26'49" East Along The East Line Of Said 1/4 - 1/4 For 332.27 Feet; Thence Run North 63°-02'53" West For 230.37 Feet; Thence Run North 72°-34'50" West For 188.18 Feet To A Point On The Southerly Right Of Way Line Of Massey Road And The Point Of Beginning; Thence Run Along The Arc Of A Curve To The Left, Having A Chord Bearing Of N 79°-56'29" West And A Chord Of 223.87 Feet To A Point; Thence Run South 01°-21'12" East For 239.43 Feet To An Iron Pin; Thence Run North 89°-54'54" East For 219.82 Feet To An Iron Pin; Thence Run North 01°-26'49" West For 200.00 Feet To The Point of Beginning.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 21st day of September, 2016.



KENNETH E. WILLIAMS



SANDRA P. WILLIAMS

STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **KENNETH E. WILLIAMS and SANDRA P. WILLIAMS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2016.

  
Notary Public

My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth E. Williams	Grantee's Name	Tracy Mullinax
Mailing Address	Sandra P. Williams 3121 Paradise Acres Hoover, AL 35244	Mailing Address	5563 Double Oaks Lane Birmingham, AL 35244
Property Address	2210 Massey Rd Alabaster, AL 35007	Date of Sale	09/21/2016
		Total Purchase Price \$	62,700.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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.

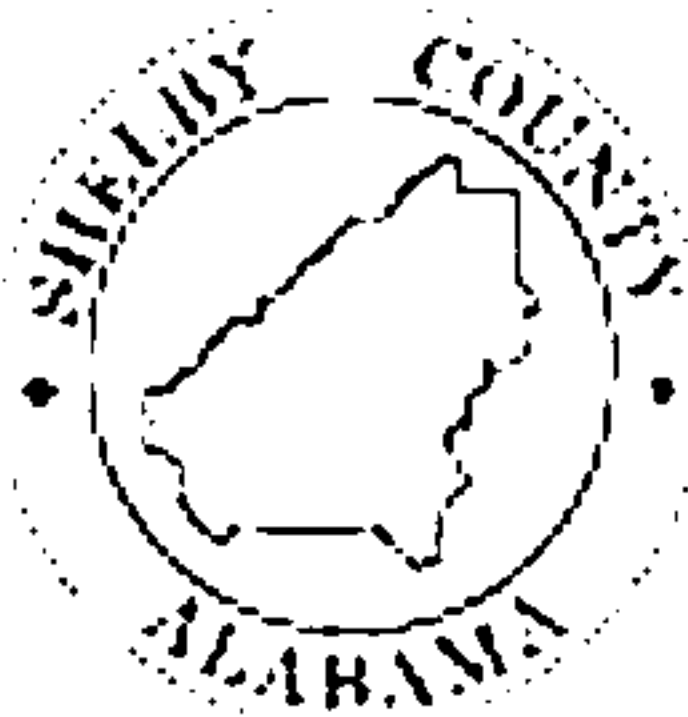
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/17/2016 09:00:21 AM  
\$81.00 CHERRY  
20161017000378950

*[Signature]*