

Send tax notice to:
Alex Corley and Katelyn Elkins

BHM1600974

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20161201000439280
12/01/2016 02:01:57 PM
DEEDS 1/2

CERTIFIED TO BE A
TRUE & CORRECT COPY
OF THE ORIGINAL DOCUMENT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Michael G. Mullen, Jr. and Jessa B. Mullen**, husband and wife, whose mailing address is 2185 Conservation Drive, Auburn, AL 36879 (hereinafter referred to as "Grantors"), by **Alex Corley and Katelyn Elkins**, whose mailing address is _____

(hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **2513 Stonecreek Trail, Helena, AL 35080**, to-wit:

Lot 1766, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34, Page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

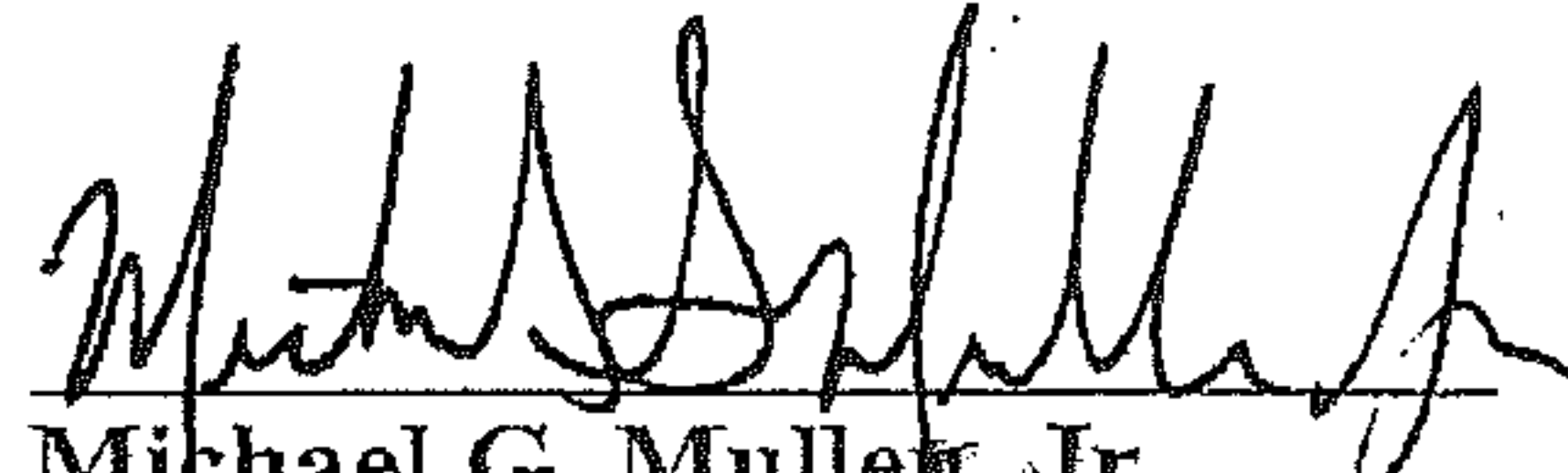
MINING AND MINERAL RIGHTS EXCEPTED.

\$194,413.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Michael G. Mullen, Jr. and Jessa B. Mullen, have hereunto set their signatures and seals on November 30, 2016.

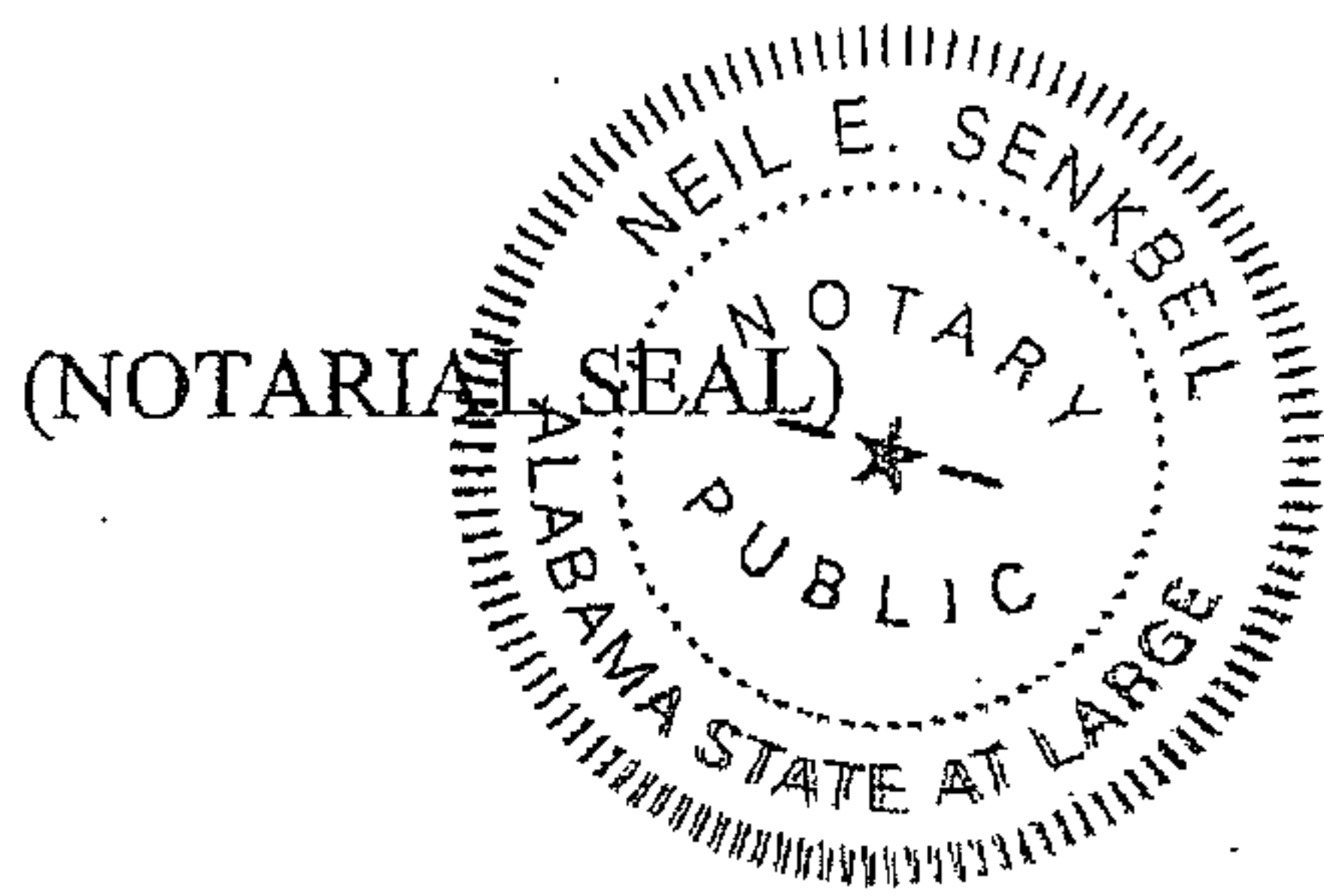

Michael G. Mullen, Jr.

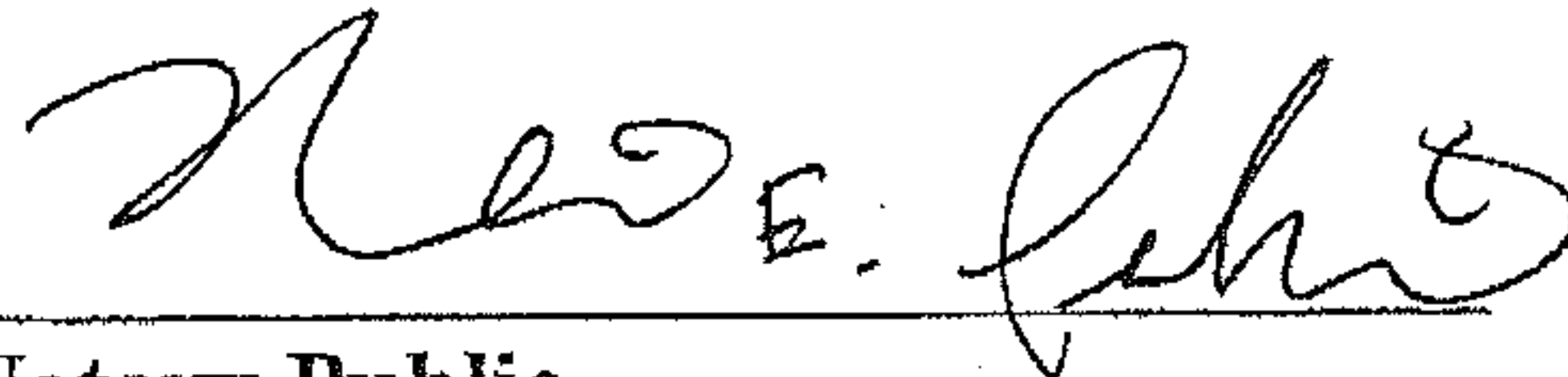

Jessa B. Mullen

STATE OF ALABAMA
COUNTY OF LEE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael G. Mullen, Jr. and Jessa B. Mullen**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of November, 2016.





Notary Public

Print Name:

NEIL E. SENKBEIL

Commission Expires

Notary Public, State of Alabama

Alabama State At Large

My Commission Expires

June 29, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:01:57 PM
\$22.00 CHERRY
20161201000439280

