

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Sheryl Mullenix Childers
222 Primrose Lane
Shelby, Alabama 35143

20191226000476160
12/26/2019 08:08:25 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Three Hundred Eighty-Three Thousand and no/100 Dollars (\$383,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Thomas H. Mullenix an unmarried man**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Sheryl Mullenix Childers** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

\$111,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Thomas H. Mullenix is the surviving grantee in that certain deed recorded in Inst. #200804220001664490, Glenda D. Mullenix having died on or about the 14th day of January, 2013.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)
this 23rd day of December, 2019.

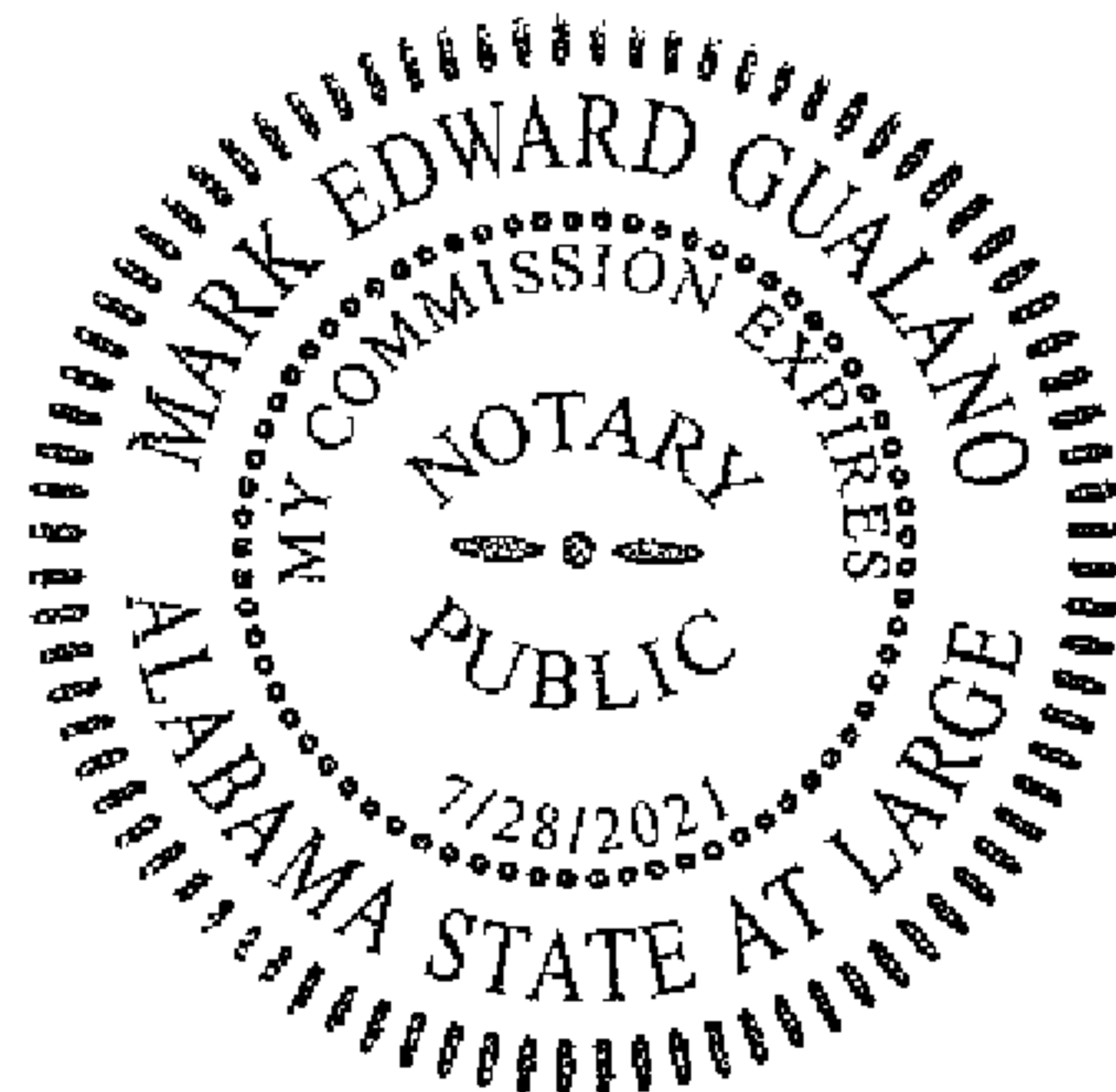
Thomas H. Mullenix
Thomas H. Mullenix

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas H. Mullenix**, 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, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 23rd day of December 2019.



Mark Edward Gualano
Notary Public

My commission expires:

7/28/21

EXHIBIT A

The Land is described as follows:

Parcel I:

Lot 355, according to the Map and Survey of Alabama Power Company Recreational Cottage Site Sector 1, as recorded in Map Book 21, Page 96, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

A parcel of land located in Fractional Section 24, Township 22 South, Range 1 East, more particularly described as follows: Begin at the northwest corner of Lot 356 of Alabama Power Company Recreational Cottage Site Sector 1 as recorded in Map Book 21, Page 96 C, in the Office of the Judge of Probate, Shelby County, Alabama; thence southeasterly along the west line of said Lot 356 for 71.35 feet to the northeasterly corner of Lot 355 of said subdivision; thence turn an angle to the right of 79 degrees 01 minutes 15 seconds and run southwesterly along the north line of said Lot 355 for 126.17 feet; thence turn an angle to the right of 114 degrees 01 minutes and 00 seconds and run northerly along the west line of said Lot 355 for 144.13 feet to the southerly right of way line of Primrose Lane; thence easterly along the southerly line of Primrose Lane 102.05 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Thomas H. Mullenix
Mailing Address 6739 Remington Cir
At Pelham, AL 35124

Grantee's Name Sheryl Mullenix Childers
Mailing Address 222 Primrose Lane
At Shelby, AL 35143

Property Address 222 Primrose Lane
Shelby, AL 35143

Date of Sale December 23, 2019
Total Purchase Price \$383,000.00
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 December 23, 2019

Print Thomas H. Mullenix

Unattested (verified by)

Sign Thomas H. Mullenix (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/26/2019 08:08:25 AM
\$303.00 CHERRY
20191226000476160

Ally S. Boyd