

Prepared by:  
Chesley P. Payne  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2020-5052

Send Tax Notice To:  
Kenneth McMullen  
146 Falling Waters Lane  
Maylene, AL 35114

20201102000493530  
11/02/2020 10:07:45 AM  
DEEDS 1/2

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TEN THOUSAND FIVE HUNDRED AND 00/100 (210,500.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Aquincia L. Stevens, a married woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Kenneth McMullen, a single man (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 34, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any


**Note:** 210,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the Grantor or her spouse as defined by the Code of Alabama.

**TO HAVE AND TO HOLD,** to the said GRANTEE, his heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

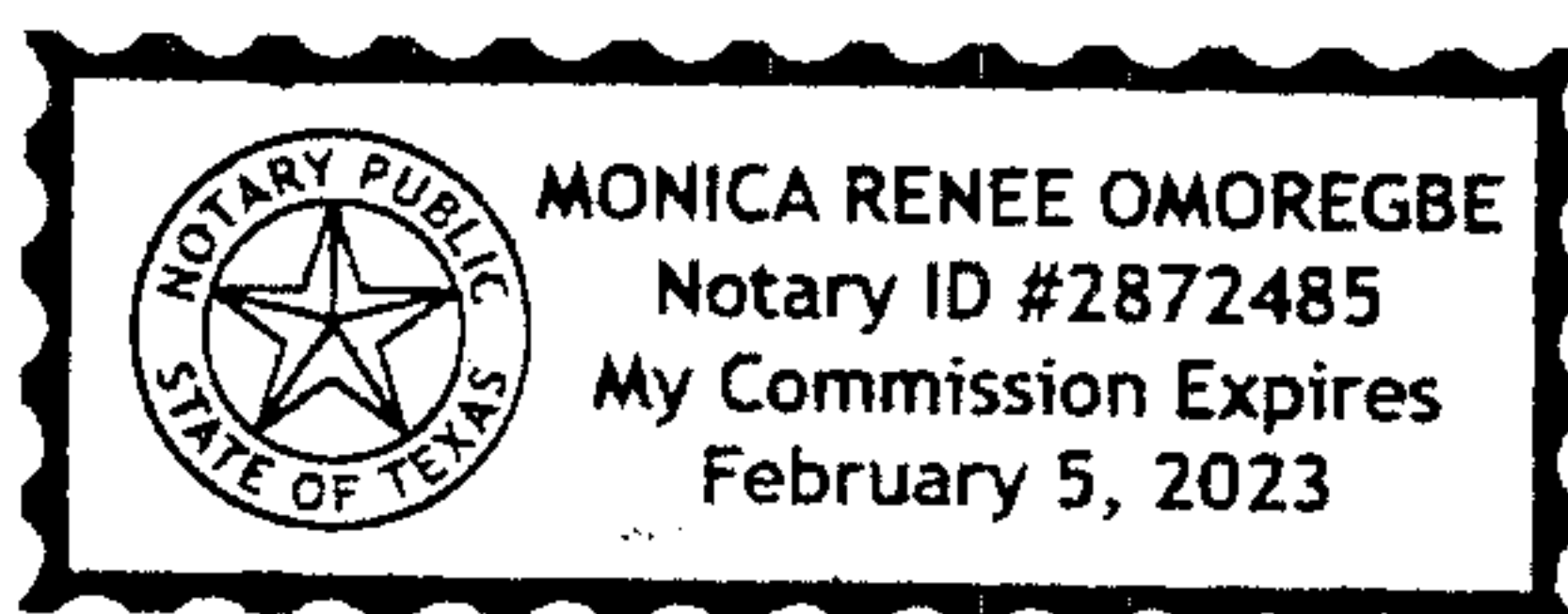
IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 22 day of October, 2020.

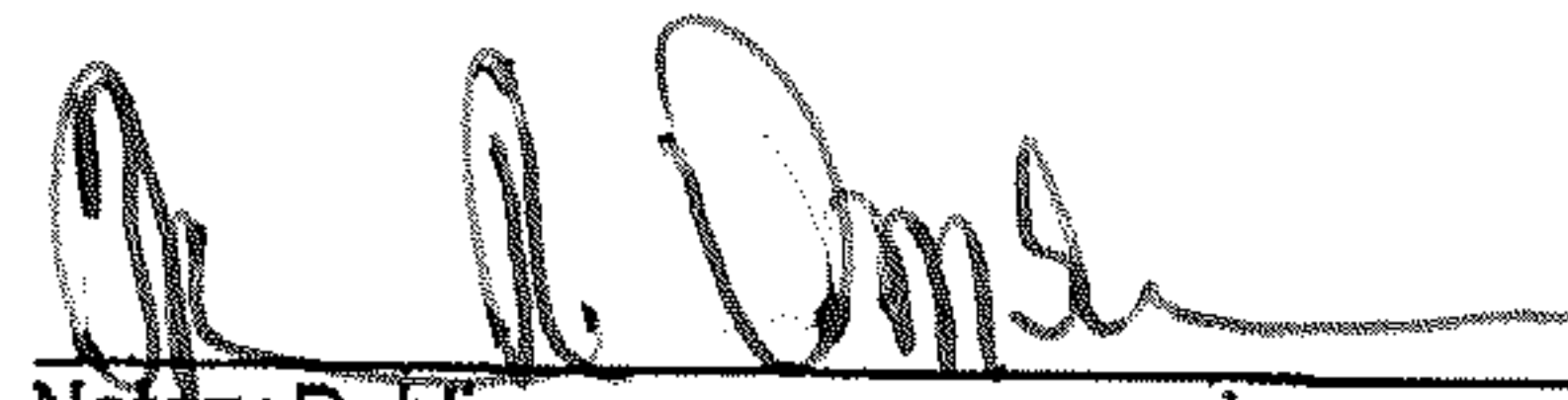
  
Aquincia L. Stevens

State of Texas  
County of Harris

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Aquincia L. Stevens, 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/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 22 day of October, 2020.



  
Notary Public  
My Commission Expires: 2/5/2023

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Aquincia L. Stevens  
Mailing Address \_\_\_\_\_Grantee's Name Kenneth McMullen  
Mailing Address 3934 60th Court  
Tuscaloosa, AL 35401Property Address 146 Falling Waters Lane  
Maylene, AL 35114Date of Sale October 23, 2020  
Total Purchase Price \$210,500.00Or  
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  
☒ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
Other: \_\_\_\_\_

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).Name: Aquincia L. Stevens, Grantor  
Kenneth McMullen, Grantee

Date: 23rd day of October, 2020

  
Kenneth McMullen, Grantee  
(Verified)Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2020 10:07:45 AM  
\$26.00 MIST  
20201102000493530

Allen S. Bayl

Form RT-1