

Send tax notice to:

Judith L. Vercher

4562 Lake Valley Drive

Hoover, AL 35244

HOV2100162

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mark Lee Mullens aka Mark Mullens a married man whose mailing address is: 68 County Road 742; Clanton, AL 35046** (hereinafter referred to as "Grantor"), by **Judith L. Vercher** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21-A, according to the Survey of Southlake Townhomes, Second Addition, as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama

\$232,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 31st
day of March, 2021.

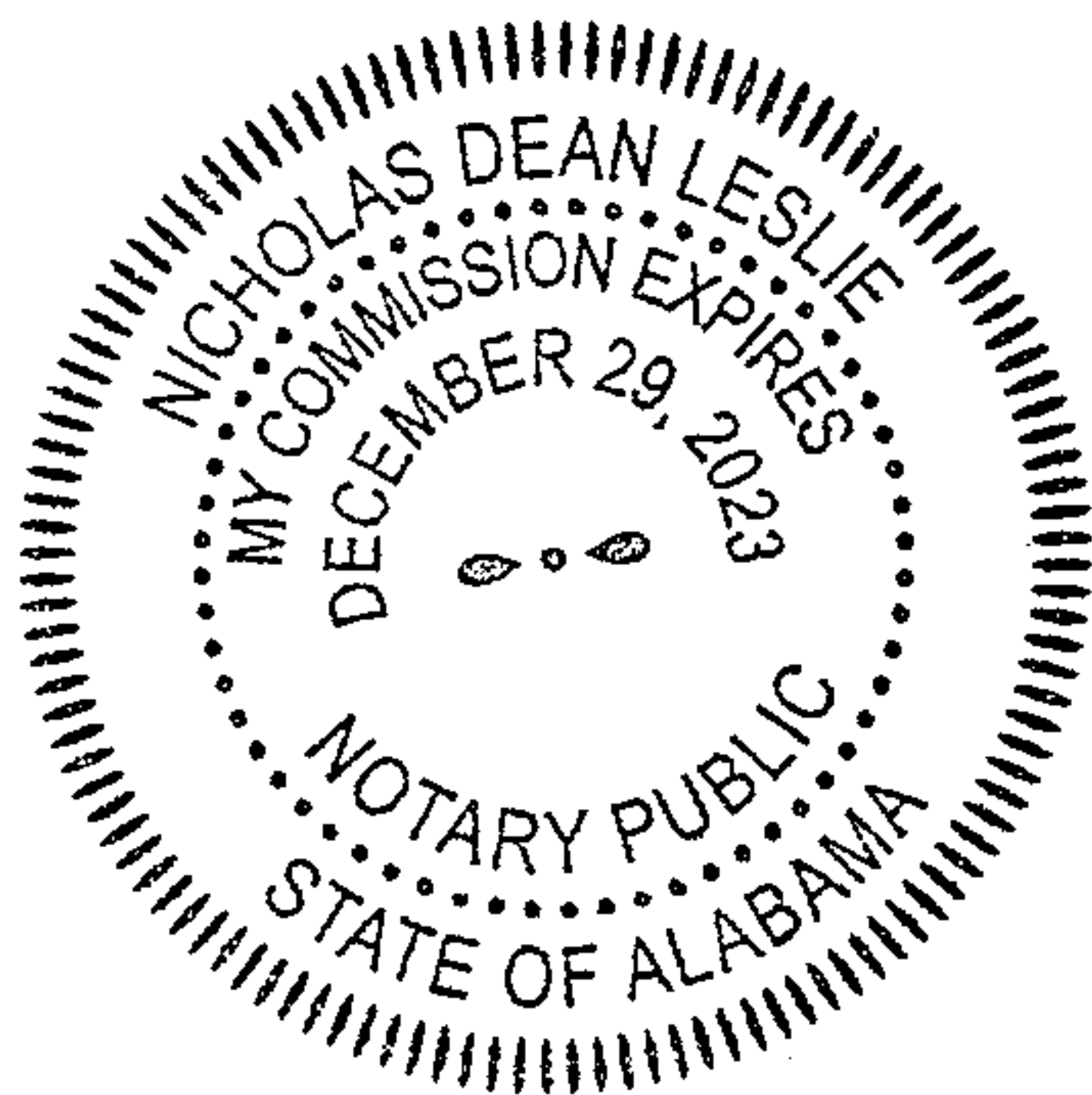
*mark lee mullens aka mark mullens
by cheri mullens, as attorney in fact*

Mark Lee Mullens aka Mark Mullens by
Cheri Mullens, as attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheri Mullens, whose named as attorney in fact for Mark Lee Mullens aka Mark Mullens, 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 said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 31st day of March, 2021.



Nicholas Dean Leslie

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 03:45:32 PM
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Allen S. Bayl