

Send tax notice to:
KELLY MULLINS
5232 MEADOWBROOK ROAD
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021483

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety-Seven Thousand and 00/100 Dollars (\$697,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES W UNDERWOOD, III and AMY H UNDERWOOD, HUSBAND AND WIFE** whose mailing address is: **P.O. BOX 383032, BIRMINGHAM, AL 35238** (hereinafter referred to as "Grantors") by **KELLY MULLINS and JAMES O MULLINS, JR.** whose property address is: **5232 MEADOWBROOK ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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, to-wit:

Lot 18, according to the Survey of Meadow Brook Estates First Sector, as recorded in Map Book 7, page 64, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

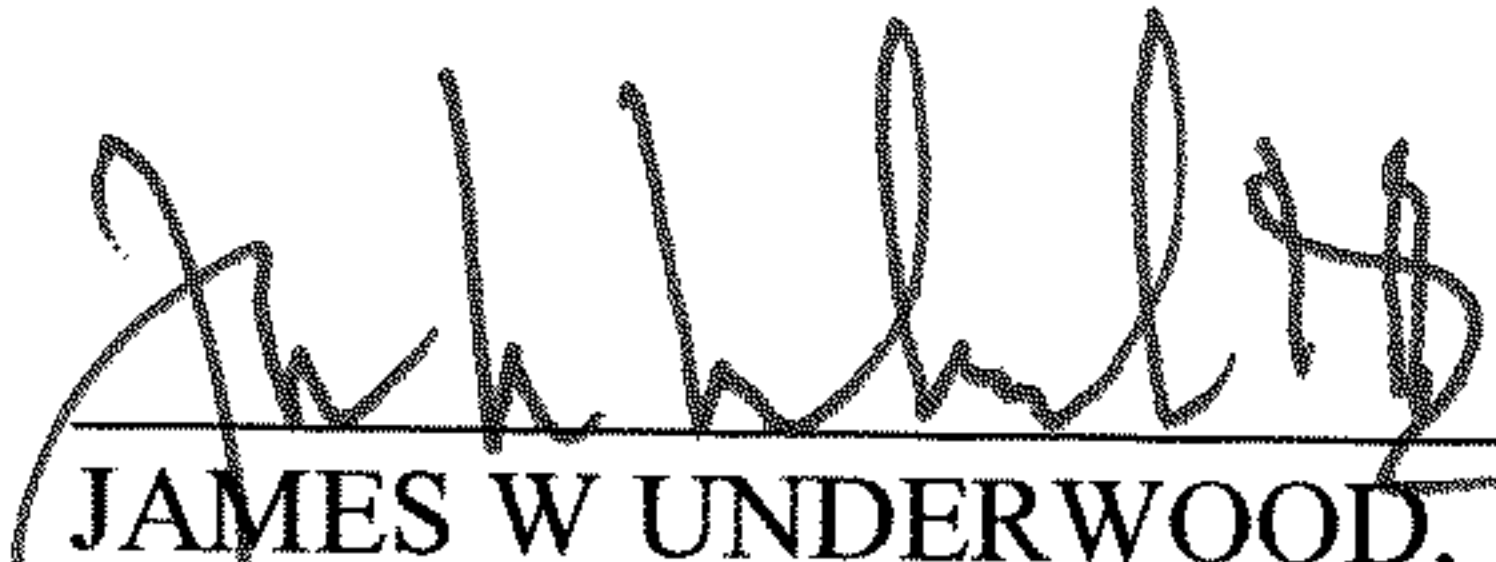
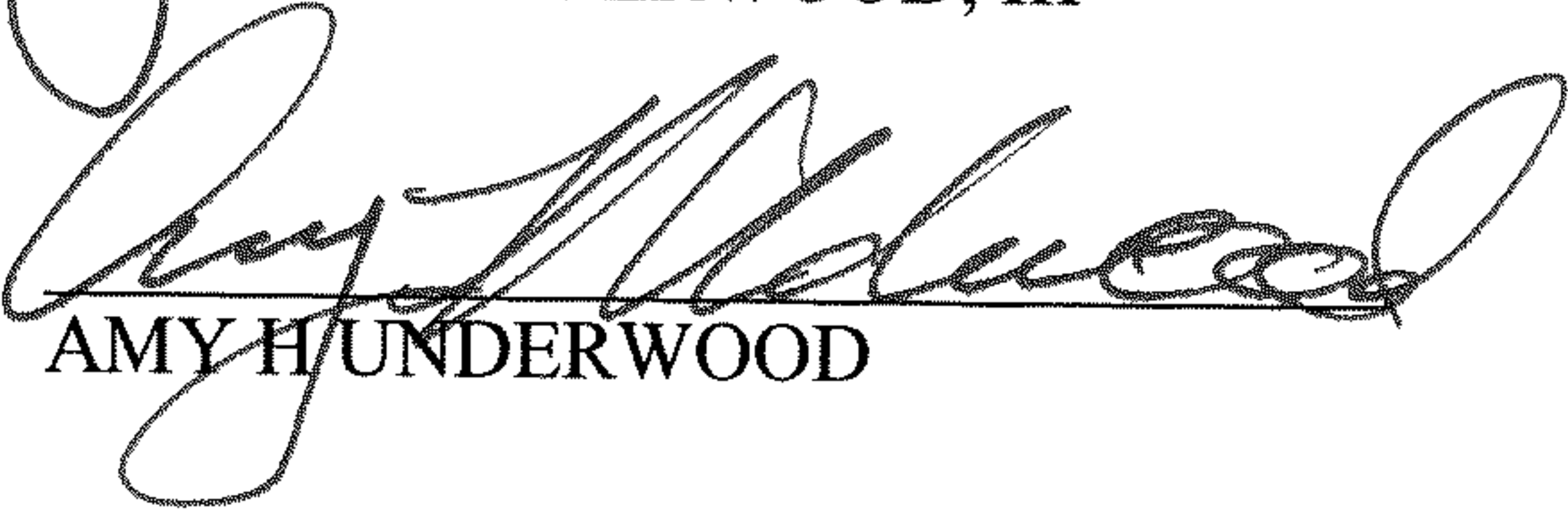
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded map
4. Restrictions regarding Alabama Power Company, recorded in Misc. Book 48, page 880 in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Misc. Book 25, page 274 and Misc. Book 36, page 788, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 313, page 740, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2004063000358670, in the Probate Office of Shelby County, Alabama

\$548,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

30th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2021.

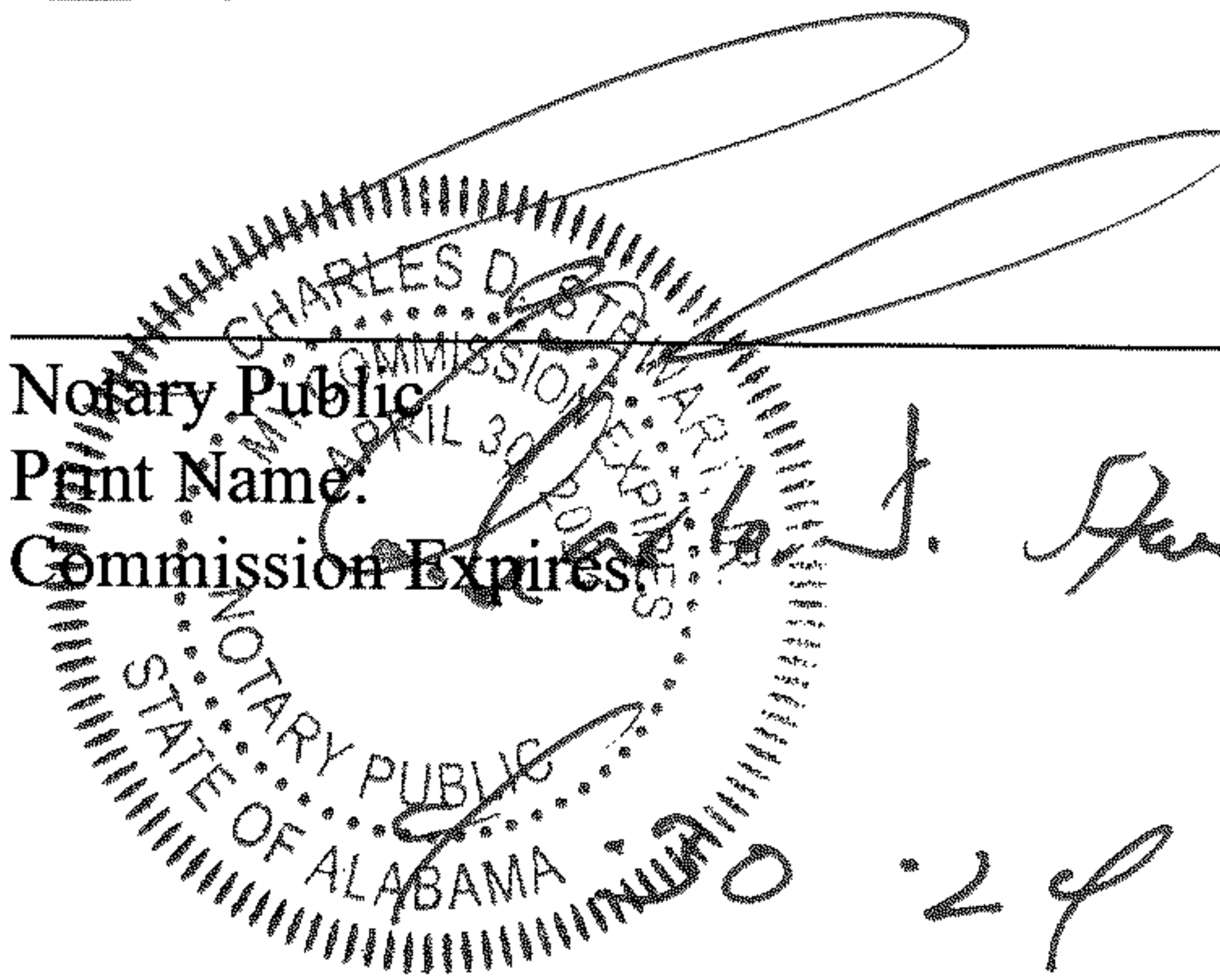


JAMES W UNDERWOOD, III

AMY H UNDERWOOD

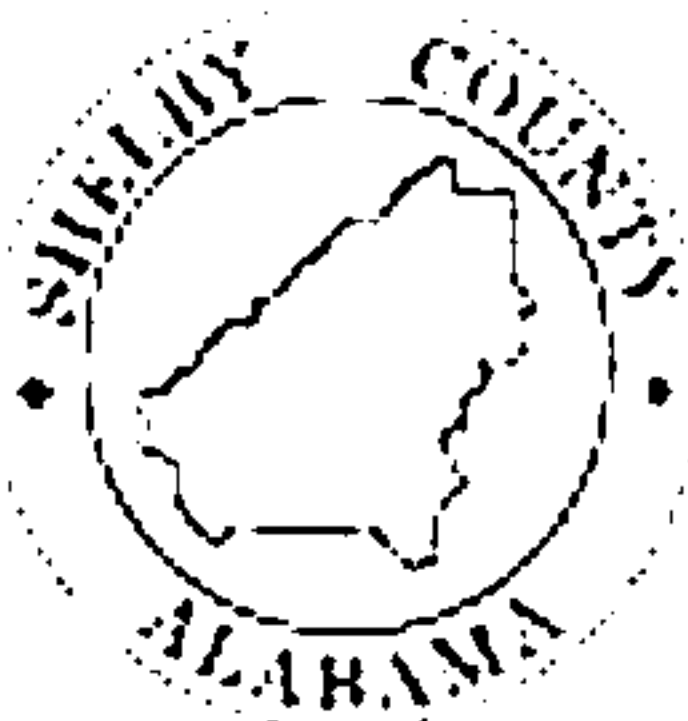
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES W UNDERWOOD, III and AMY H UNDERWOOD 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 30th day of June, 2021.


Notary Public
Print Name: Charles D. Bryant
Commission Expires: April 30, 2025

2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 10:42:22 AM
\$174.00 BRITTANI
20210701000319350

