

20211015000502290
10/15/2021 12:12:42 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Shalita Re'Shun Clark
820 Michelle Manor
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100292

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marcus Mullet and Mariah Mullet , husband and wife**, whose address is 604 Main St, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Shalita Re'Shun Clark**, (hereinafter "Grantee", whether one or more), 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, **the address of which is 820 Michelle Manor, Montevallo, AL 35115, to-wit:**

Lot 117, according to the survey and map of Waterstone, Phase 3 as the same is recorded in the Office of the Judge of Probate of Shelby County, Alabama in PlatBook 44 at Page 118.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$240,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of October, 2021.



Marcus Mullet

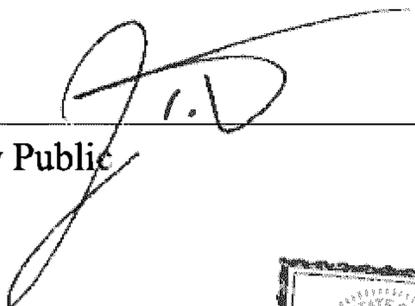


Mariah Mullet

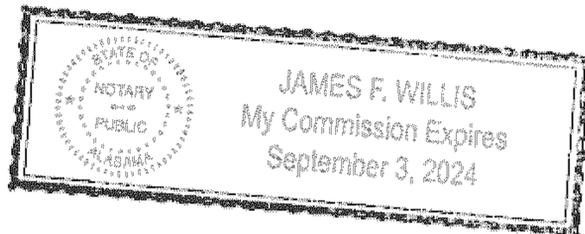
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Marcus Mullet and Mariah Mullet , husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 on the day the same bears date.

Given under my hand and official seal on this 14th day of October, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2021 12:12:42 PM
\$85.00 CHERRY
20211015000502290

Allie S. Bayl