

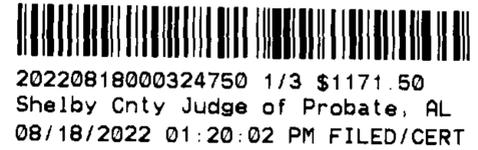
THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203
(205) 252-7661

SEND TAX NOTICE TO:
Jimmy Mulvaney
125 Bent Tree Acres
Birmingham, AL 35242

WARRANTY DEED (Joint Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of Ten 00/100 ----- DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

James E. Mulvaney, Jr., a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Mulvaney, Jr. and wife Dora Mays Mulvaney

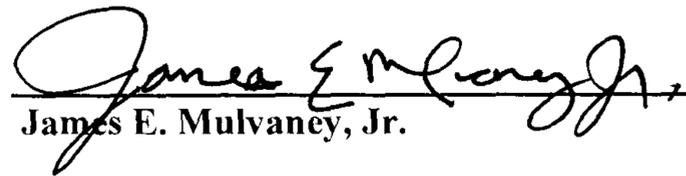
(Herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Legal description attached as Exhibit "A"

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I or we have hereunto set my or our hand(s) and seal(s), this 12th day of October 2018.

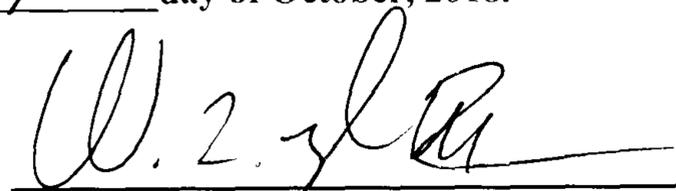
 (Seal)
James E. Mulvaney, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Mulvaney, Jr., a married man, 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 on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2018.



Notary Public: W. L. Longshore, III
My Commission Expires: 5-13-2020



20220818000324750 2/3 \$1171.50
Shelby Cnty Judge of Probate, AL
08/18/2022 01:20:02 PM FILED/CERT

Lot 6, according to the Survey of Bent Tree Acres as recorded in Map Book 23, Page 128, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of $07^{\circ}04'12''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of $16^{\circ}46'30''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of $16^{\circ}47'55''$ and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of $158^{\circ}05'00''$ and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of $07^{\circ}28'19''$ and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of $22^{\circ}50'48''$ and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of $03^{\circ}12'57''$ and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of $01^{\circ}55'32''$ and a radius of 140.95 feet; thence turn an angle to the right $03^{\circ}46'07''$ to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning.

Real Estate Sales Validation Form

20220818000324750 3/3 \$1171.50
Shelby Cnty Judge of Probate, AL
08/18/2022 01:20:02 PM FILED/CERT

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

Grantor's Name: James E. Mulvaney, Jr.

Grantees Names: James E. Mulvaney, Jr.
and Dora Mays Mulvaney

Mailing Address: 125 Bent Tree Acres
Birmingham, AL 35242

Mailing address: 125 Bent Tree Acres
Birmingham, AL 35242

Property Address: 125 Bent Tree Acres
Birmingham, AL 35242

Date of Sale:
Total Purchase Price \$
or
Actual Value \$
Or
Assessor's Market Value \$1,143,350.00

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 x 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 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).

Date: August 17, 2022

Print W. L. Longshore, III

Unattested Verified by

Sign (Grantor/Grantee/Owner/Agent) circle one