

20230301000056040
03/01/2023 11:49:02 AM
DEEDS 1/3

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Franklin and Cynthia Dawson
6739 Remington Circle
Pelham, AL 35124

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of THREE HUNDRED FIFTY EIGHT THOUSAND AND 00/100 (\$358,000.00), and other good and valuable consideration in hand paid to Deborah Ruth Mullenix, a single person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Franklin D. Dawson and Cynthia H. Dawson, a married couple (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19 according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, Page 159 A & B, in the Probate Office of Shelby County, Alabama.

Deborah Ruth Mullenix is the surviving grantee of deed recorded May 8, 1997 in Instrument 1997-14364 in Shelby County, Alabama. The other grantee, Glenda D. Mullenix, passed away on or about January 14, 2013.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$304,300.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 28th day of February, 2023.


Deborah Ruth Mullenix

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Deborah Ruth Mullenix whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2023.


Notary Public
My Commission Expires: 4/2/24



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Deborah Ruth Mullenix</u>	Grantee's Name	<u>Franklin D. Dawson and Cynthia H. Dawson</u>
Mailing Address	<u>108 Federal Rd. Montevallo, AL 35115</u>	Mailing Address	<u>6739 Remington Circle Pelham, AL 35124</u>
Property Address	<u>6739 Remington Circle Pelham, AL 35124</u>	Date of Sale	<u>February 28, 2023</u>
		Total Purchase Price	<u>\$358,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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	☐ 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 2/28/23 Print Shannon Crull

____ Unattested

(verified by)

Sign

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 11:49:02 AM
\$82.00 JOANN
20230301000056040

Allen S. Bayl

Form RT-1