

Send Tax Notice to:

183 Weatherly Way
Pelham AL 35124

20230317000074260

03/17/2023 01:59:16 PM

DEEDS 1/3

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Thousand and 00/100s Dollars (\$500,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Larry Stephen Mikul and Amy Juanita Mikul Panos, Successor Co-Trustees of The Georgia S. Mikul Revocable Trust that is now Irrevocable dated June 27, 2000 and amended on January 20, 2023 and recorded in Instrument 20230125000020880**, (herein referred to as grantor, whether one or more) whose mailing address is **128 Windsor Circle, Pelham, AL 35124** grant, bargain, sell and convey unto, **Michael L. Austell and Cori L. Austell** herein referred to as grantees) whose mailing address is 183 Weatherly Way Pelham AL 35124 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, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address: **183 Weatherly Way, Pelham, AL 35124** to wit:

Lot 15, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

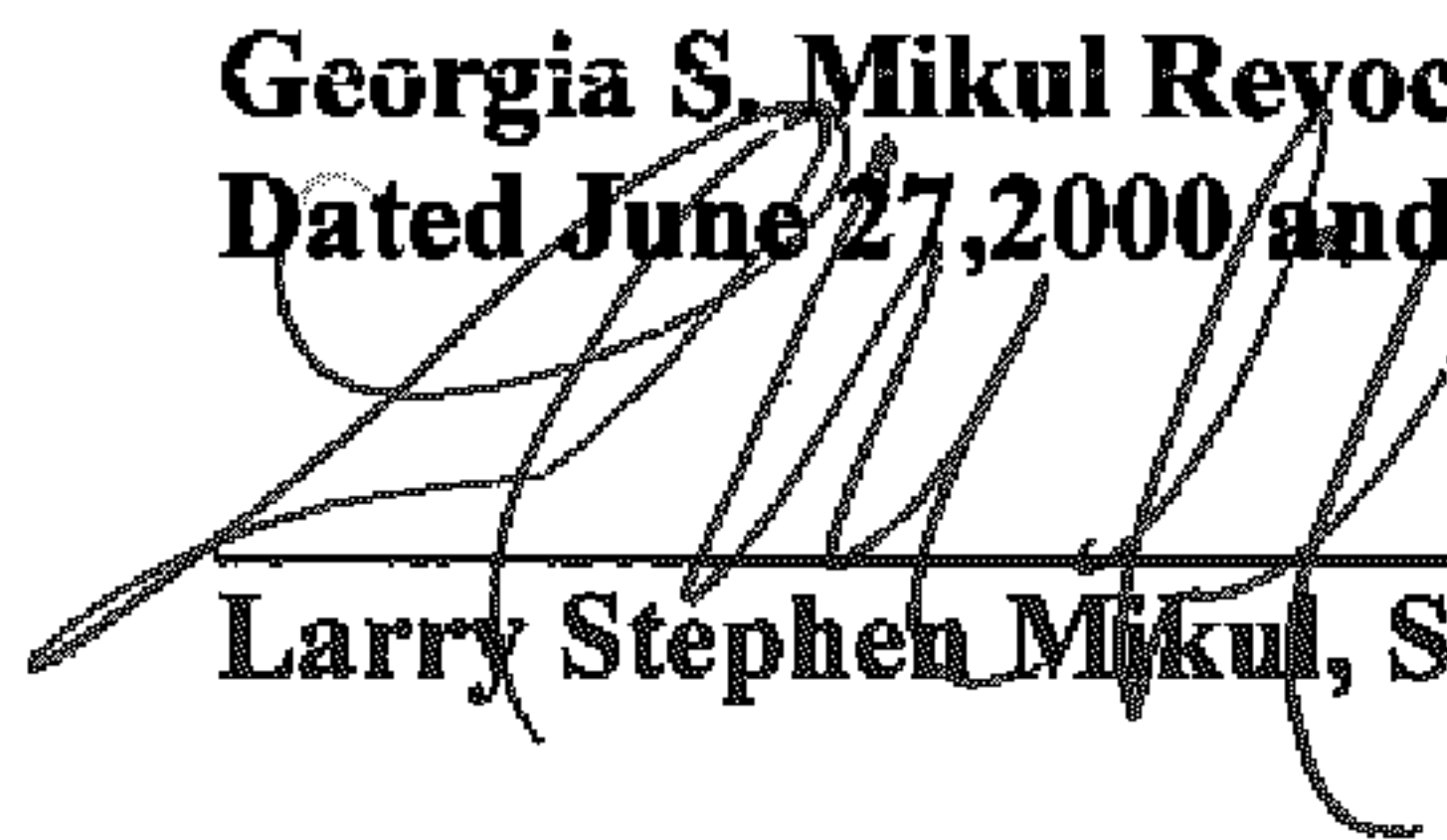
Georgia S. Mikul, Trustee of the Trust was the surviving Trustee; Allen R. Mikul having died on or about May 2, 2020.

\$400,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To 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 survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 15 day of MARCH, 2023

Georgia S. Mikul Revocable Trust now Irrevocable
Dated June 27, 2000 and amended January 20, 2023


Larry Stephen Mikul, Successor Co-Trustee


STATE OF Alabama

Shelby COUNTY ss:

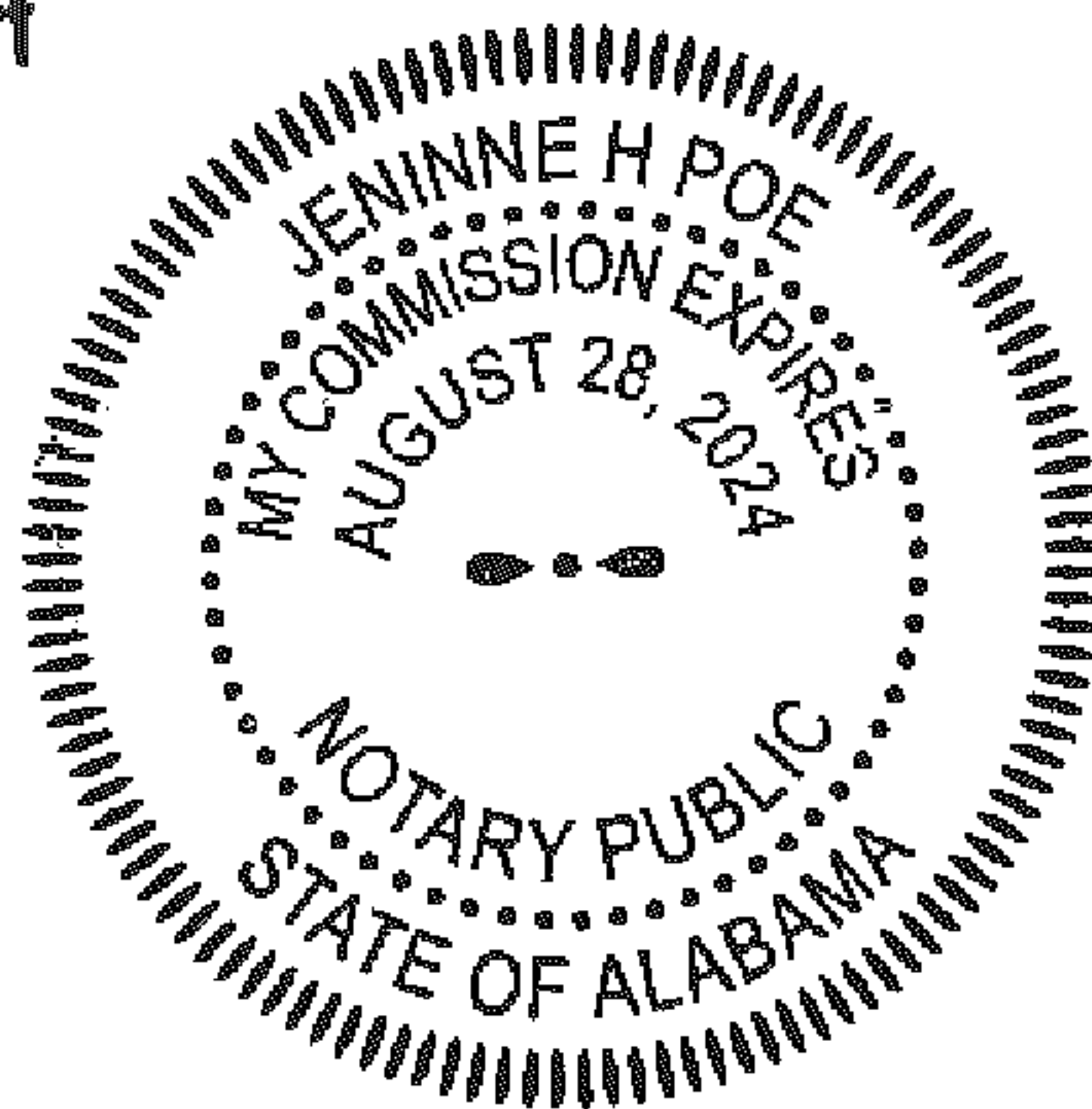
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Larry Stephen Mikul, Successor Co-Trustees of The Georgia S. Mikul Revocable Trust that is now Irrevocable dated June 27, 2000 and amended on January 20, 2023** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as Successor Co-Trustee executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of March, 2023

My Commission Expires: 8-28-24


Notary Public


(S E A L)



20230317000074260 03/17/2023 01:59:16 PM DEEDS 3/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13 day of March, 2023

Georgia S. Mikul Revocable Trust now Irrevocable
Dated June 27, 2000 and amended January 20, 2023


Amy Juanita Mikul Panos, Successor Co-Trustee

STATE OF Georgia

Fulton COUNTY ss:

I, Charles P. Collins III, a Notary Public in and for said county in said state, hereby certify that **Amy Juanita Mikul Panos, Successor Co-Trustees of The Georgia S. Mikul Revocable Trust that is now Irrevocable dated June 27, 2000 and amended on January 20, 2023** 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 this conveyance, she as Successor Co-Trustee executed the same voluntarily and with full authority.

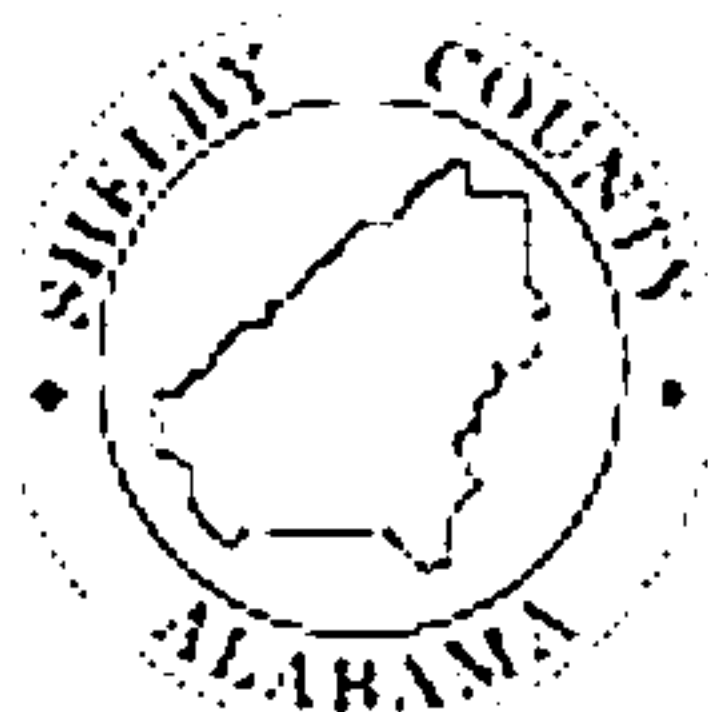
WITNESS my hand and official seal in the county and state aforesaid this the 13th day of March, 2023

My Commission Expires: 3-14-2025


Notary Public

(SEAL)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3343



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2023 01:59:16 PM
\$128.00 JOANN
20230317000074260

Allie S. Bayl