

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Carmen K. Shelby
132 Rossburg Drive
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **DAVID MULKEY, Trustee of the Mulkey Irrevocable Trust, dated 6/26/2023** (herein referred to as Grantor) grant, bargain, sell and convey unto **CARMEN K. SHELBY** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 9, according to the Survey of Rossburg Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$224,910.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **David Mulkey, Trustee**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 12th day of October, 2023.

Mulkey Irrevocable Trust, dated 6/26/2023

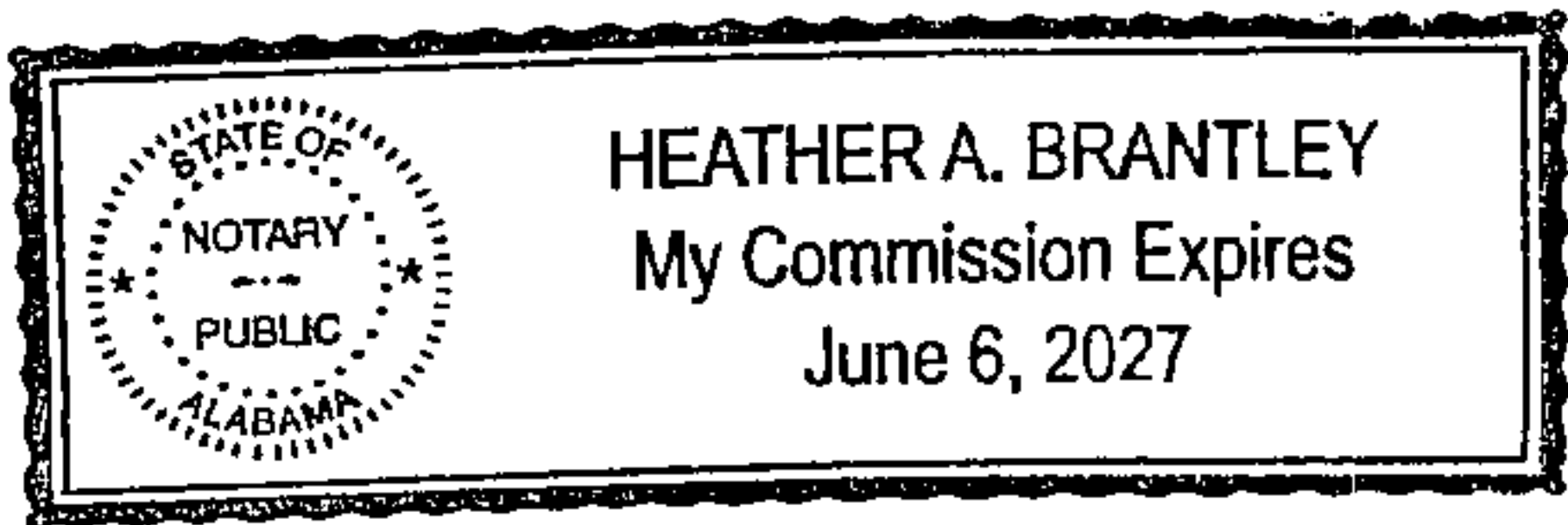
 Trustee
BY: David Mulkey, Trustee

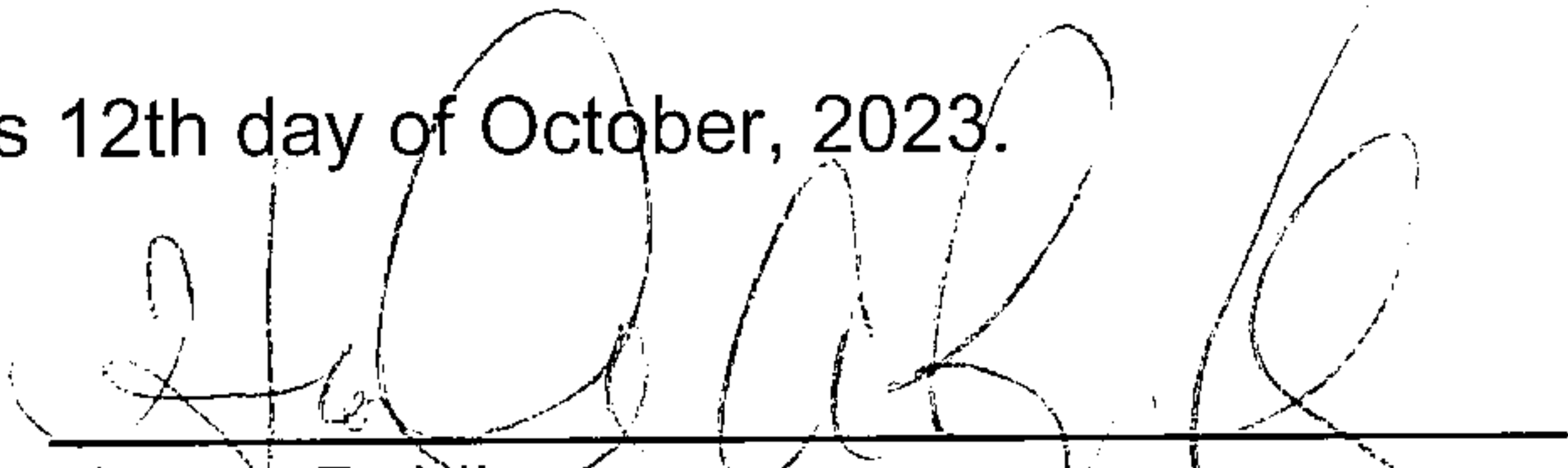
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Mulkey**, whose name as **Trustee of Mulkey Irrevocable Trust, dated 6/26/2023**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th day of October, 2023.




Notary Public
My Commission Expires: 06/06/2027

Real Estate Sales Validation Form

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

Grantor's Name	Mulkey Irrevocable Trust	Grantee's Name	CARMEN K. SHELBY
Mailing Address	1530 Highway 56 Wilsonville, AL 35186	Mailing Address	132 Rossburg Drive Calera, AL 35040
Property Address	132 Rossburg Drive Calera, AL 35040	Date of Sale	October 12, 2023
		Total Purchase Price \$	249,900.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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	October 12, 2023	Print	B. CHRISTOPHER BATTLES
☐ Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2023 10:06:55 AM
\$50.00 JOANN
20231102000321840

Alvin S. Bayl