

SEND TAX NOTICE TO:

Kasik R. Mularski, Gregory K. Mularski, and Francis J.
Mularski
23 Triple W Lane
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Douglas Dingman, an unmarried person**, whose address is 3711 North 37th Street, Tacoma, WA 98407, (hereinafter "Grantor", whether one or more), by **Kasik R. Mularski, Gregory K. Mularski, and Francis J. Mularski**, whose address is 23 Triple W Lane, Birmingham, AL 35242, (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 **Kasik R. Mularski, Gregory K. Mularski, and Francis J. Mularski, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 23 Triple W Lane, Birmingham, AL 35242 to-wit:**

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, 1 WEST, SHELBY COUNTY, ALABAMA; COMMENCE AT A FOUND IRON (5/8" REBAR) AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 504.46 FEET TO A SET IRON (CAPPED #18664) AT THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 234.96 FEET TO A SET IRON (CAPPED # 18664); THENCE RUN NORTH 20°30'59" EAST FOR 200.39 FEET TO A FOUND IRON (CAPPED GILBERT); THENCE RUN SOUTH 64°36'18" EAST FOR 181.91 FEET TO A FOUND IRON (CAPPED GILBERT); THENCE RUN SOUTH 00°11'34" EAST FOR 105.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, 1 WEST, SHELBY COUNTY, ALABAMA; COMMENCE AT A FOUND IRON (5 8" REBAR) AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION: THENCE RUN SOUTH 88°57'04" WEST ALONG SAID QUARTER - QUARTER SECTION LINE FOR 504.46 FEET TO A FOUND IRON (CAPPED #18664); THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 184.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°57'04" WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 50.55 FET TO A FOUND IRON (CAPPED # 18664); THENCE RUN NORTH 20°30'59" EAST FOR 69.47 FEET TO A FOUND IRON (CAPPED GILBERT); THENCE RUN NORTH 88 DEGREES 53 MINUTES 16 SECONDS EAST FOR 62.45 FEET; THENCE RUN SOUTH 29 DEGREES 00 MINUTES 34 SECONDS WEST FOR 74.72 FEET TO THE POINT OF BEGINNING.

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.

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 any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and is such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

Subject to a third-party mortgage in the amount of \$227,950.00 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 15th day of March, 2024.


Douglas Dingman

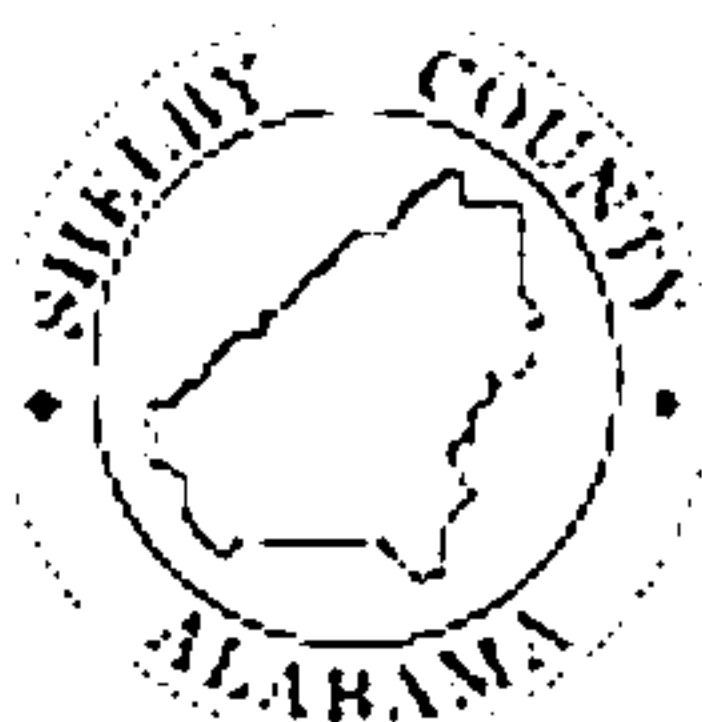
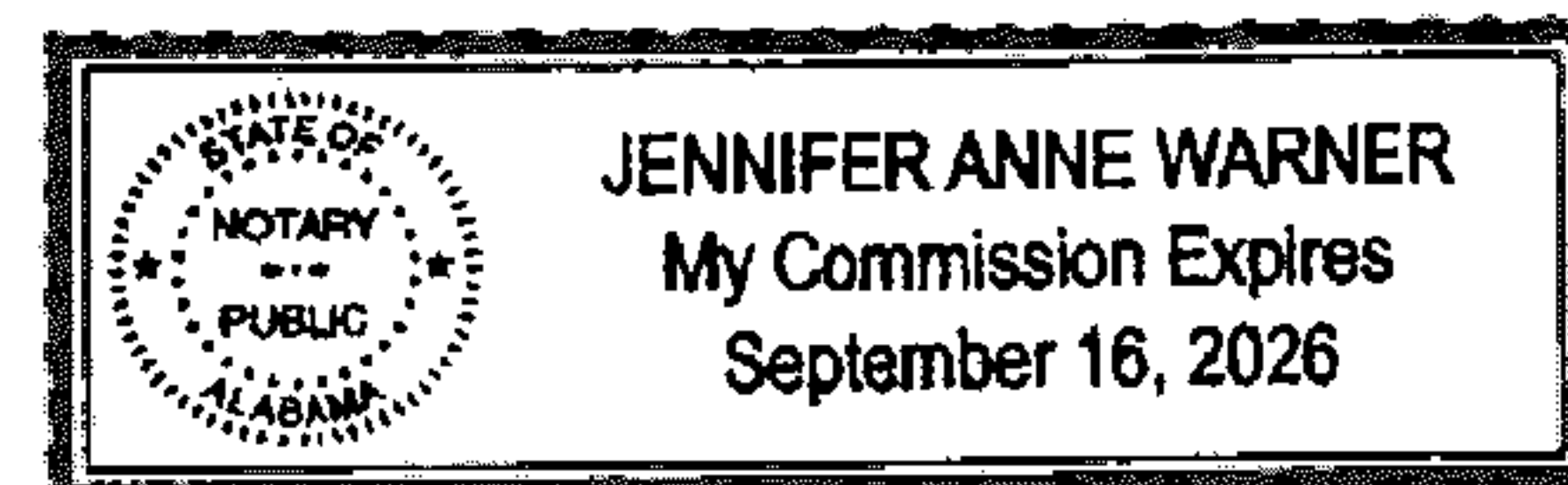
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that Douglas Dingman 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 15th day of March, 2024.


Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2024 03:22:37 PM
\$33.50 JOANN
20240318000074150

