

SEND TAX NOTICE TO:
Micah K. Mularski
6301 Cahaba Valley Road
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 **ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED FIFTY AND 00/100 (\$158,850.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **NN, LLC, an Alabama Limited Liability Company**, whose address is 500 Southland Drive, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Micah K. Mularski**, whose address is 6301 Cahaba Valley Road, 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 **Micah K. Mularski**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6301 Cahaba Valley Road, Birmingham, AL 35242 to-wit:**

Parcel 1:

Begin at a point where the North line of the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 West intersects the East line of Cahaba Valley Road; thence run in a Southwesterly direction along the Easterly right-of-way of said road a distance of 75 feet to a point; thence Easterly and parallel with the North line of said Quarter-Quarter Section a distance of 300 feet to a point, thence Northeast and parallel with the Easterly line of right-of-way of said road a distance of 75 feet to the North line of said Quarter-Quarter Section; thence Westerly along the North line of said Quarter-Quarter Section 300 feet; said point of beginning being in the Southeast Quarter of the Northwest Quarter of Section 7, Township 19 South, Range 1 west; also a parcel, fronting 75 feet of Cahaba Valley Road and extending back a uniform width of 300 feet, more particularly described as follows: Beginning at a point where said road intersects with the South line of the Northeast Quarter of the Northwest Quarter of said Section 7; thence run parallel with the road in a Northeasterly direction a distance of 75 feet; thence in an Easterly direction and parallel with the Section Line a distance of 300 feet; thence parallel to said road in a Southwesterly direction of 75 feet; thence Westerly along the South line of the Northeast Quarter of the Northwest Quarter 300 feet to the point of beginning.

Parcel 2:

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 FEET 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.

Subject to a third-party mortgage in the amount of \$119,137.00 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 29th day of March, 2024.

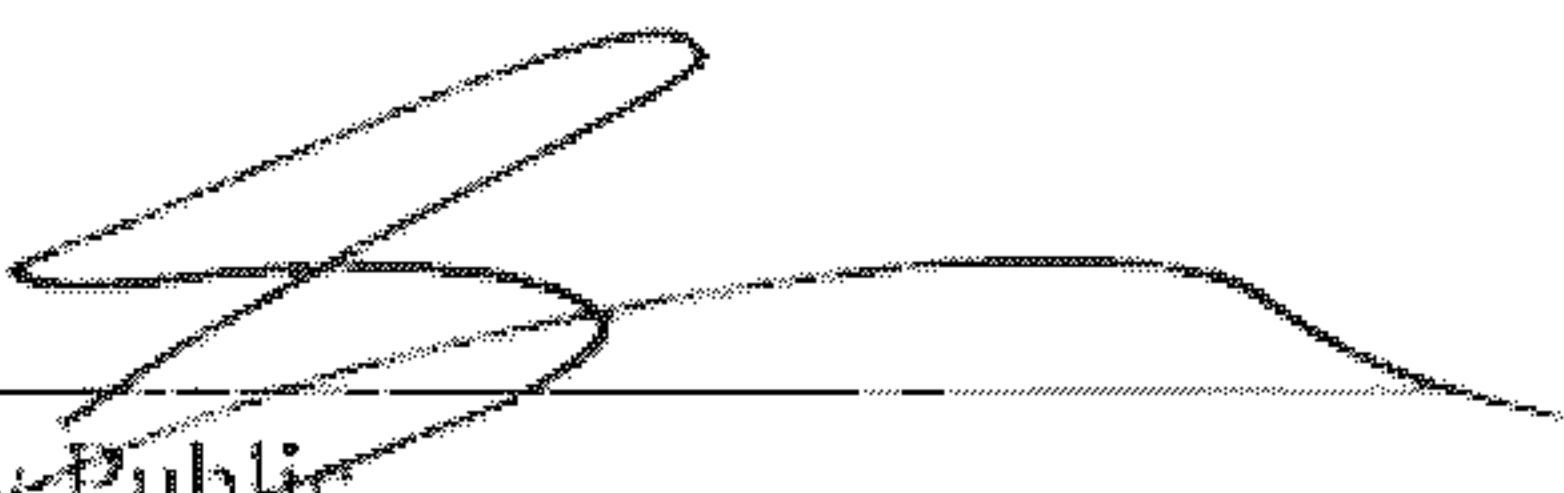
NN, LLC, an Alabama Limited Liability Company

By: 
Charles Poe, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles Poe, Member of NN, LLC whose name as Member of NN, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29th day of March, 2024.


Notary Public
My Commission Expires: _____

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2024 01:25:57 PM
\$65.00 BRITTANI
20240402000090620

Alvin S. Bayl