

Send Tax Notice to:  
Joshua Graham and Katie Graham  
213 Cambridge Park Drive  
Montevallo, AL 35115

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-3708

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Brendan Chad Mullet and Tessa Elizabeth Burns Mullet, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

2404 Briggs Ave, #B, Chattanooga, TN 37415

by **Joshua Graham and Katie Graham (herein referred to as "Grantee")**, whose mailing address is

213 Cambridge Park Drive, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **213 Cambridge Park Drive, Montevallo, AL 35115**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$201,281.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 30 day of May, 2024.



Brendan Chad Mullet

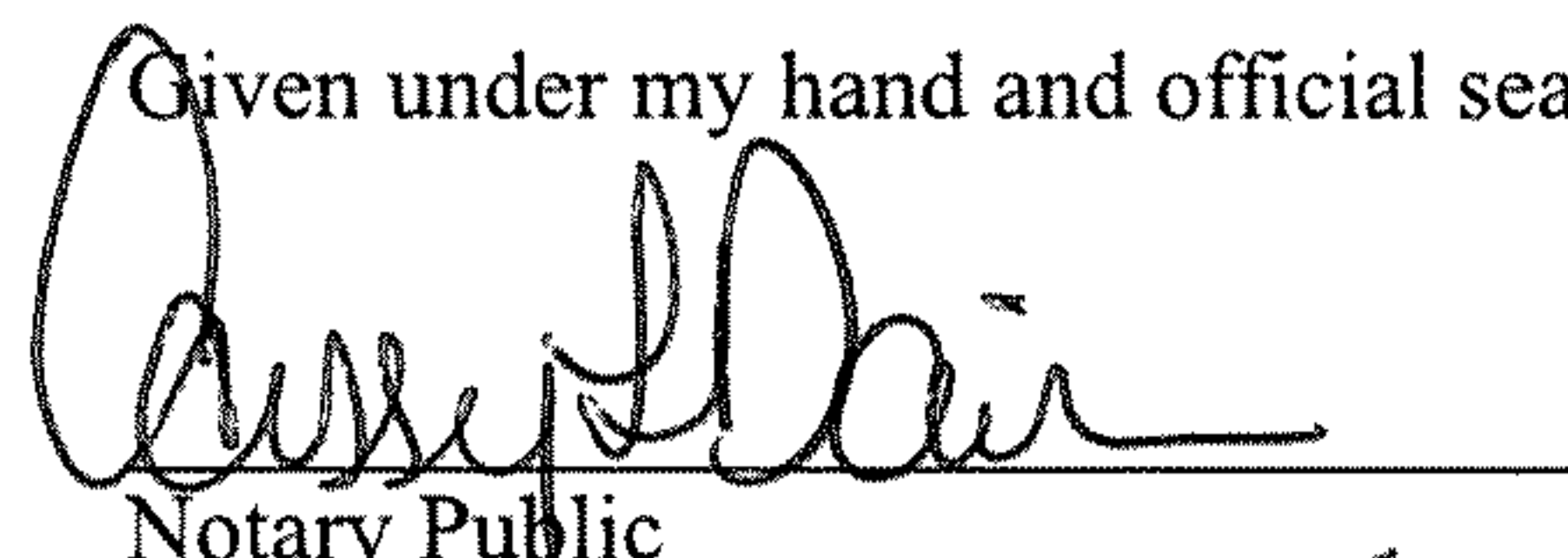


Tessa Elizabeth Burns Mullet

STATE OF ALABAMA  
COUNTY OF SHELBY

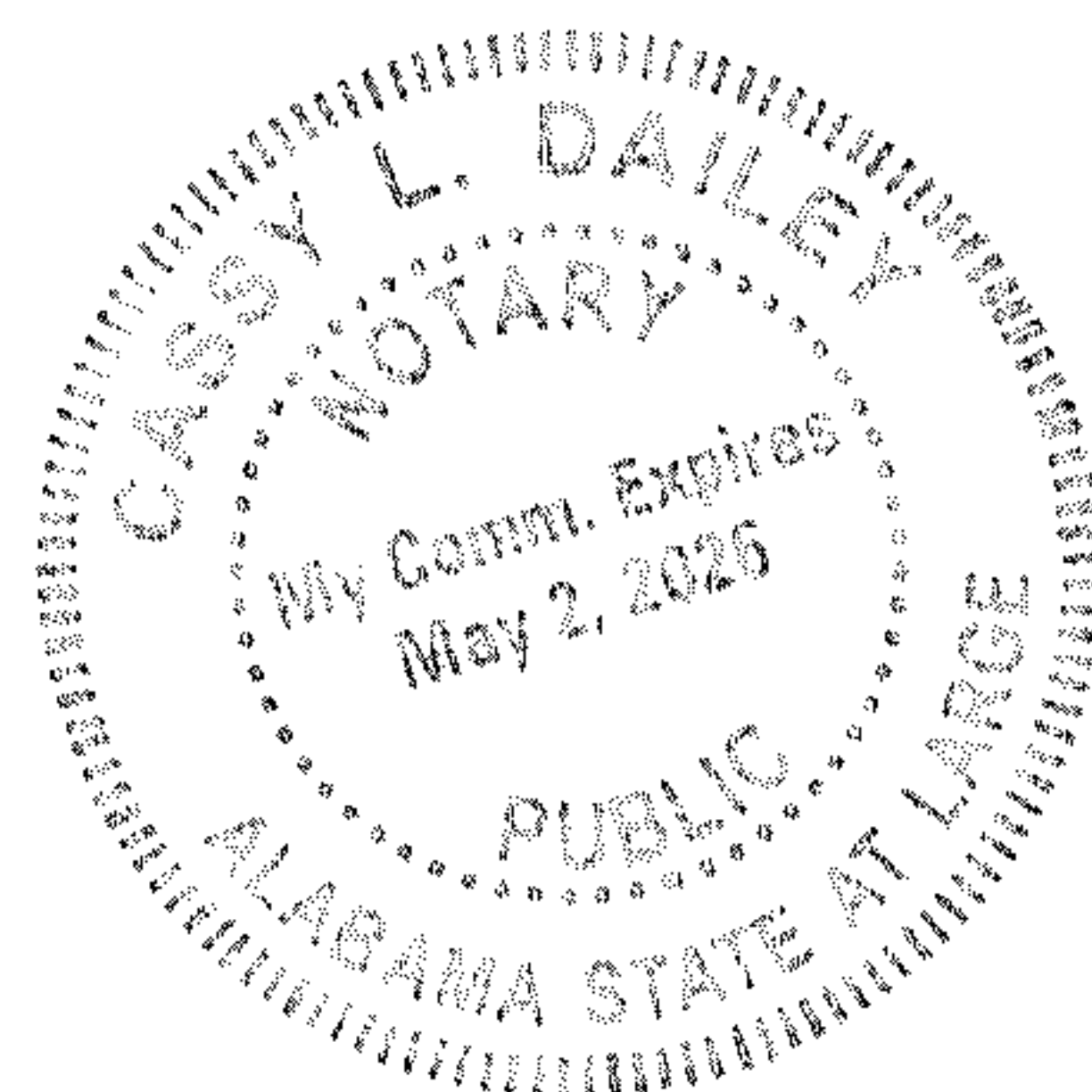
I, the undersigned Notary Public in and for said County and State, hereby certify that Brendan Chad Mullet and Tessa Elizabeth Burns Mullet whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2024.



Notary Public

My Commission Expires: 05/02/2026



## EXHIBIT A

Property 1:

Lot 45, according to the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/03/2024 09:44:07 AM**  
**\$32.00 PAYGE**  
**20240603000163360**

*Allen S. Bevil*