



20240827000267350 1/4 \$676.50
Shelby Cnty Judge of Probate, AL
08/27/2024 12:19:49 PM FILED/CERT

This instrument prepared by:
Melinda E. Sellers
Burr & Forman LLP
420 20th street North, Suite 3400
Birmingham, AL 35203

Please Send Tax Notice to:
Lee and Hazel Williamson
25 Nolen Street
Birmingham, AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, on this 21st day of August 2024, that in consideration of good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DARRAGH CULLEN**, hereinafter referred to as "GRANTOR," does hereby grant, bargain, sell and convey unto **LEE WILLIAMSON and HAZEL WILLIAMSON, husband and wife**, hereinafter referred to as "GRANTEE," the following real estate, situated in Shelby County, and state of Alabama, to wit:

Lot 16-28 Block 16 according to the Survey of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described Property to the said GRANTEE, FOREVER subject to the Permitted Exceptions set forth on Exhibit A attached hereto.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims (unless otherwise noted above or on Exhibit A attached hereto) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

[Signature appears on following page.]

Shelby County, AL 08/27/2024
State of Alabama
Deed Tax: \$645.50



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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

DARRAGH CULLEN

Pennsylvania m.c.
STATE OF ~~ALABAMA~~
Philadelphia m.c.)
COUNTY OF ~~SHELBY~~)

I, Megan N. Chisenhall, a Notary Public in and for said County in said State, hereby certify that **Darragh Cullen** whose name is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily and with full authority.

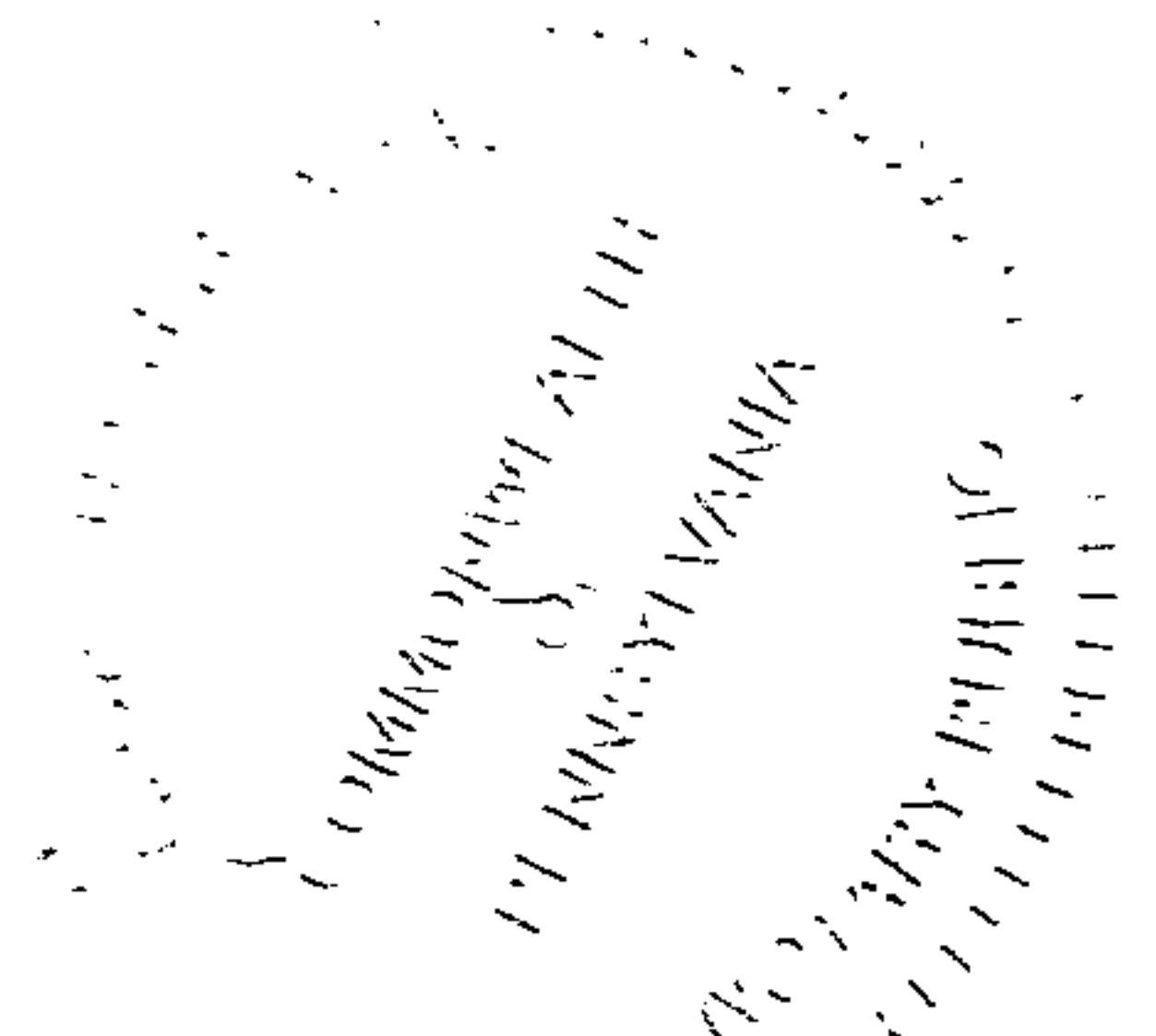
Given under my hand and seal this the 21 day of August, 2024.

Megan N. Chisenhall
NOTARY PUBLIC

[SEAL]

My Commission Expires: 12/22/2026

Commonwealth of Pennsylvania - Notary Seal
MEGAN N CHISENHALL - Notary Public
Philadelphia County
My Commission Expires December 22, 2026
Commission Number 1429502



Real Estate Sales Validation Form

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

| | | | |
|-------------------|--|------------------|---|
| Grantor's Name: | Darragh Cullen | Grantee's Name: | Lee Williamson and Hazel Williamson |
| Mailing Address: | 25 Nolen St., Birmingham, AL 35242 | Mailing Address: | 25 Nolen St., Birmingham, Alabama 35242 |
| Property Address: | Lot 16-28 Block 16 according to the Survey of Mt. Laurel, Phase III, as recorded in Map Book 34, Page 137 in the Office of the Judge of Probate of Shelby County, Alabama. | Date of Sale: | August _____, 2024 |
| | | | Total Purchase Price: or Actual Value: or Assessor's Market Value: \$645,300.00 |

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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other:

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).

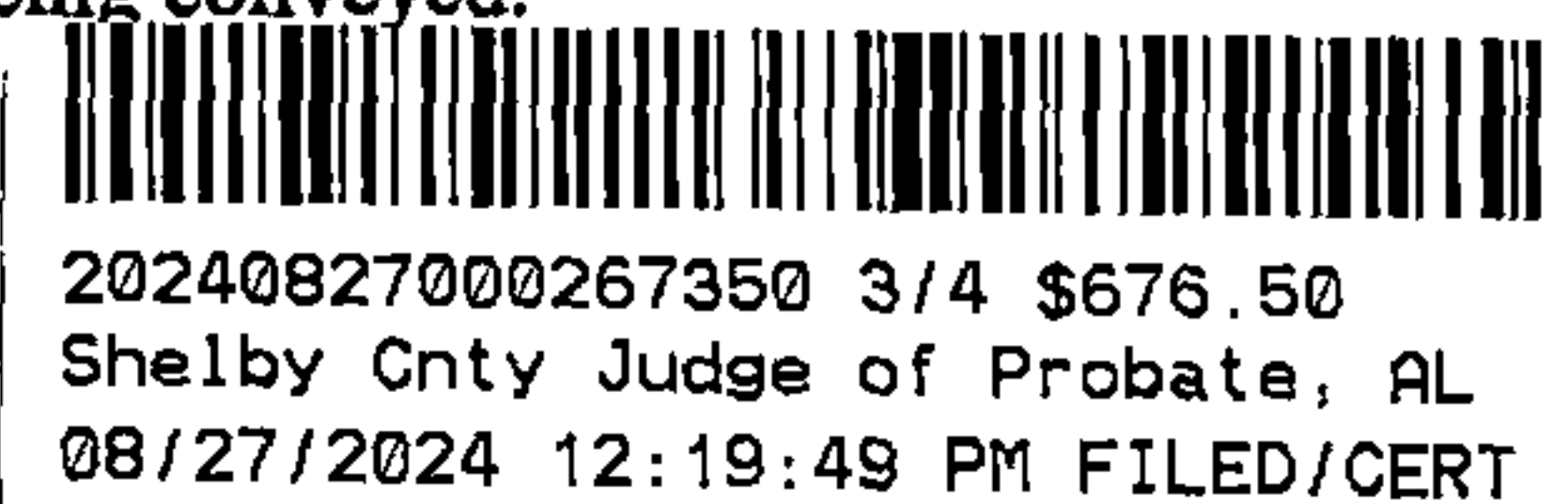
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: August 21st, 2024

GRANTOR:

DARRAGH CULLEN,

☒ Unattested





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Exhibit A

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. All easements, restrictions, rights-of-way, reservations, building set back lines and other matters of record, including specifically, the Mt. Laurel Master Feed Restrictions dated September 1, 2000 and recorded as Instrument #2000-35579 in the Probate Office and all amendments thereto (which, together with all amendments thereto, is hereinafter referred to as the "Master Deed Restrictions"), and the Mt. Laurel Declaration of Charter, Easements, Covenants and Restrictions dated as of September 1, 2000 and recorded as Instrument No. 2000-35580 in the Probate Office and all amendments thereto (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").
3. Mining and mineral rights not owed by Grantor.
4. The Mt. Laurel Rules and Regulations, as defined in the Declaration, which are available from the Association, as the same may be amended from time to time.
5. The terms, provisions, requirements and regulations set forth in the Mt. Laurel Design Code, copies of which are available from the Mt. Laurel Design Review Board, as the same may be amended from time to time.
6. All other set back lines, easements, rights-of-way, restrictions, limitations, if any, of record.