

Send Tax Notice to:  
Karla D. Pitts and John Franklin Pitts,  
Jr.  
425 Waterford Cove Trl  
Calera, AL 35040

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-6628

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$345,000.00)** 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 **Timothy L. Mullet and Elizabeth Suzanne Mullet, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

709 Lakewood Drive, Sunnyvale, CA 94089

by **Karla D. Pitts and John Franklin Pitts, Jr. (herein referred to as "Grantee," whether one or more)**, whose mailing address is

425 Waterford Cove Trail, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **425 Waterford Cove Trail, Calera, AL 35040**, 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.

**\$338,751.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 24<sup>th</sup> day of September, 2024.

Timothy L. Mullet  
Timothy L. Mullet

Elizabeth Suzanne Mullet  
Elizabeth Suzanne Mullet

STATE OF                       
COUNTY OF                     

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy L. Mullet and Elizabeth Suzanne 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        day of September, 2024.

see attached certificate  
Notary Public  
My Commission Expires: 09/25/25



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara }

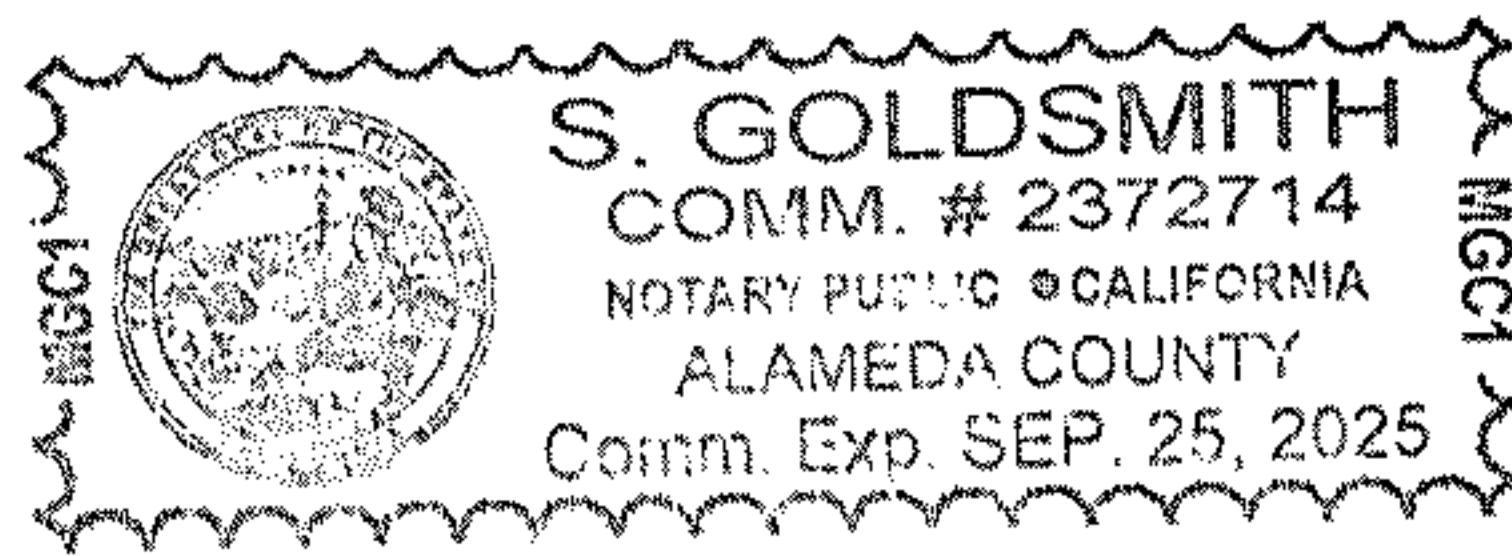
On 09/24/2024 before me, S. Goldsmith, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Timothy L Mullet  
*Name(s) of Signer(s)*  
Elizabeth Suzanne Mullet

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature S. Goldsmith  
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: General Warranty Deed

Document Date: - Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

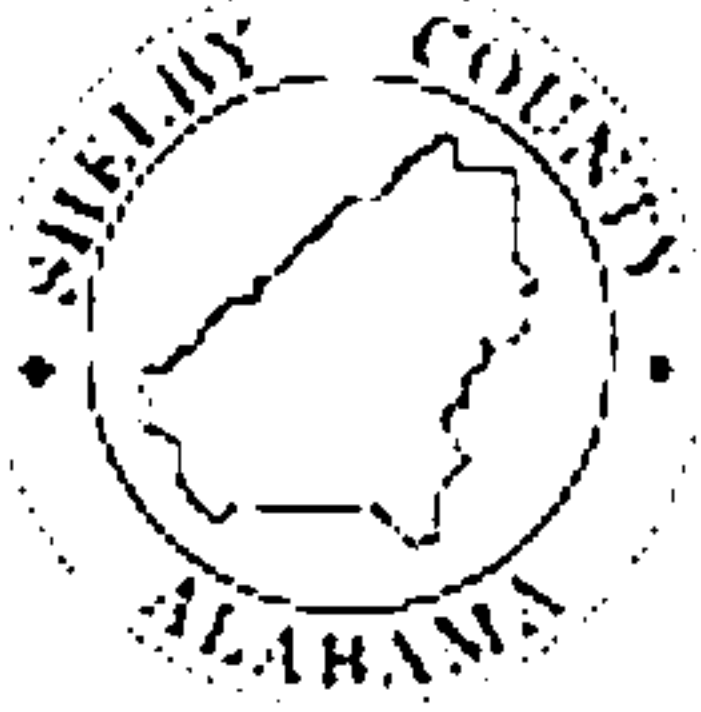
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

## EXHIBIT A

Property 1:

Lot 718, according to the survey of Waterford Cove, Sector 3, as recorded in Map Book 31, Page 146, 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**  
**10/01/2024 11:23:23 AM**  
**\$37.50 PAYGE**  
**20241001000306510**

*Allen S. Bayl*