

Send Tax Notice to:  
Alyshia Seantea Williams Cole  
104 Forest Hills Terrace  
Alabaster, AL 35007

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

File: PEL-24-6530

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SIXTY SIX THOUSAND NINE HUNDRED AND 00/100 (\$366,900.00)** 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 **Brian Pullum and Kyndell Pullum, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

12309 Hauser Road Panama City, FL 32404

by **Alyshia Seantea Williams Cole (herein referred to as "Grantee")**, whose mailing address is

104 Forest Hills Terrace, Alabaster, AL 35007

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 **104 Forest Hills Terrace, Alabaster, AL 35007**, 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.

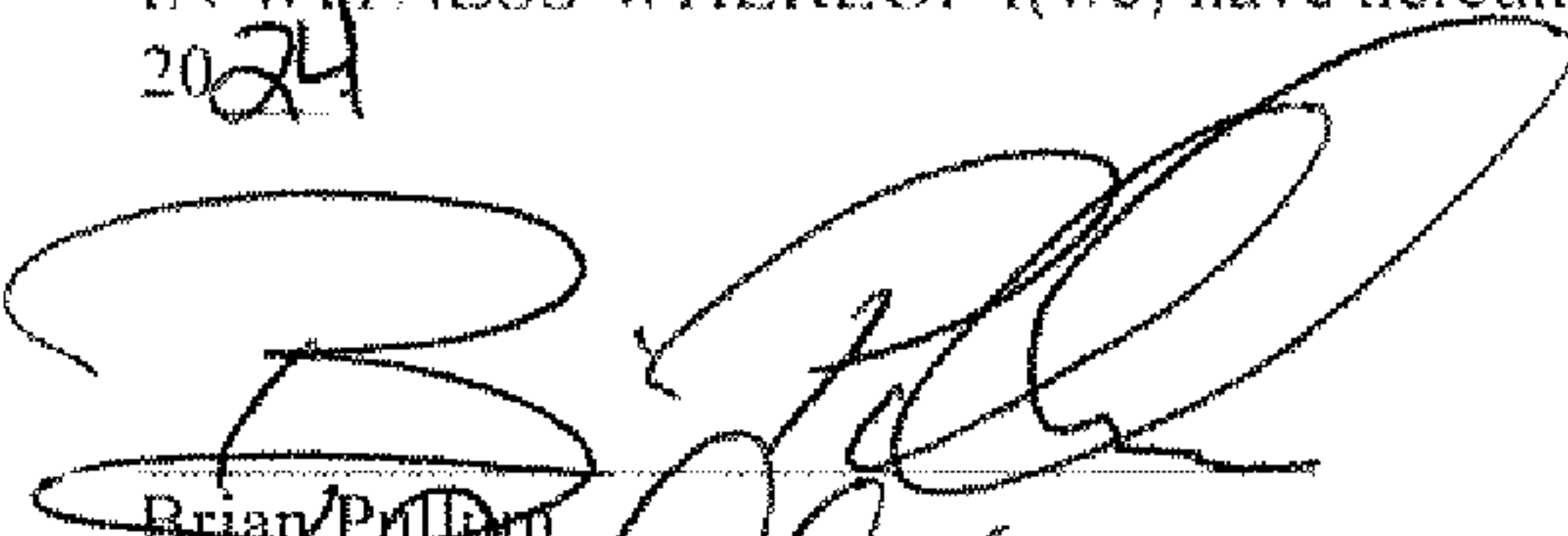
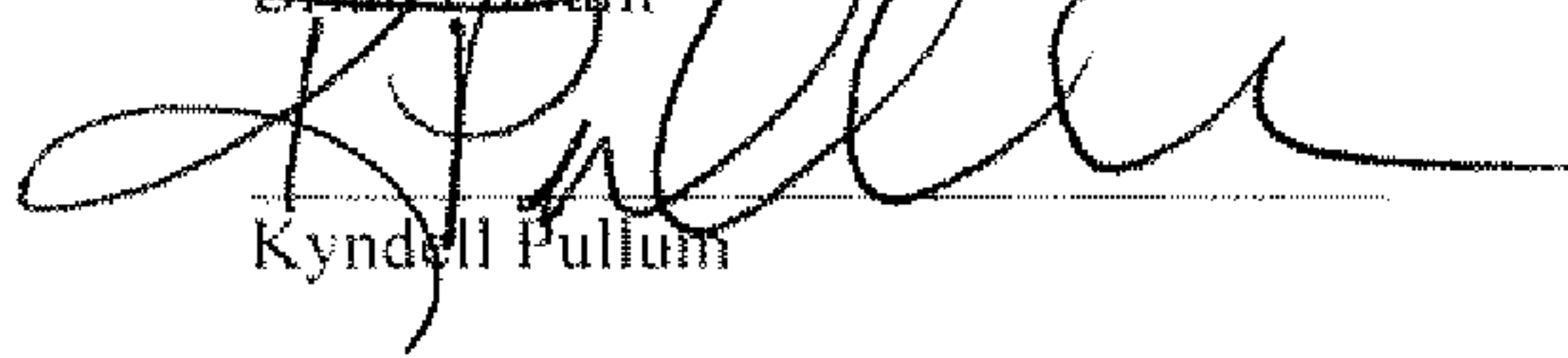
MINING AND MINERAL RIGHTS EXCEPTED.

**\$342,795.00 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 16 day of September 2024

  
Brian Pullum  
  
Kyndell Pullum

STATE OF ~~ALABAMA~~ <sup>SP</sup> FLORIDA  
COUNTY OF ~~SHELBY~~ <sup>SP</sup> BAY

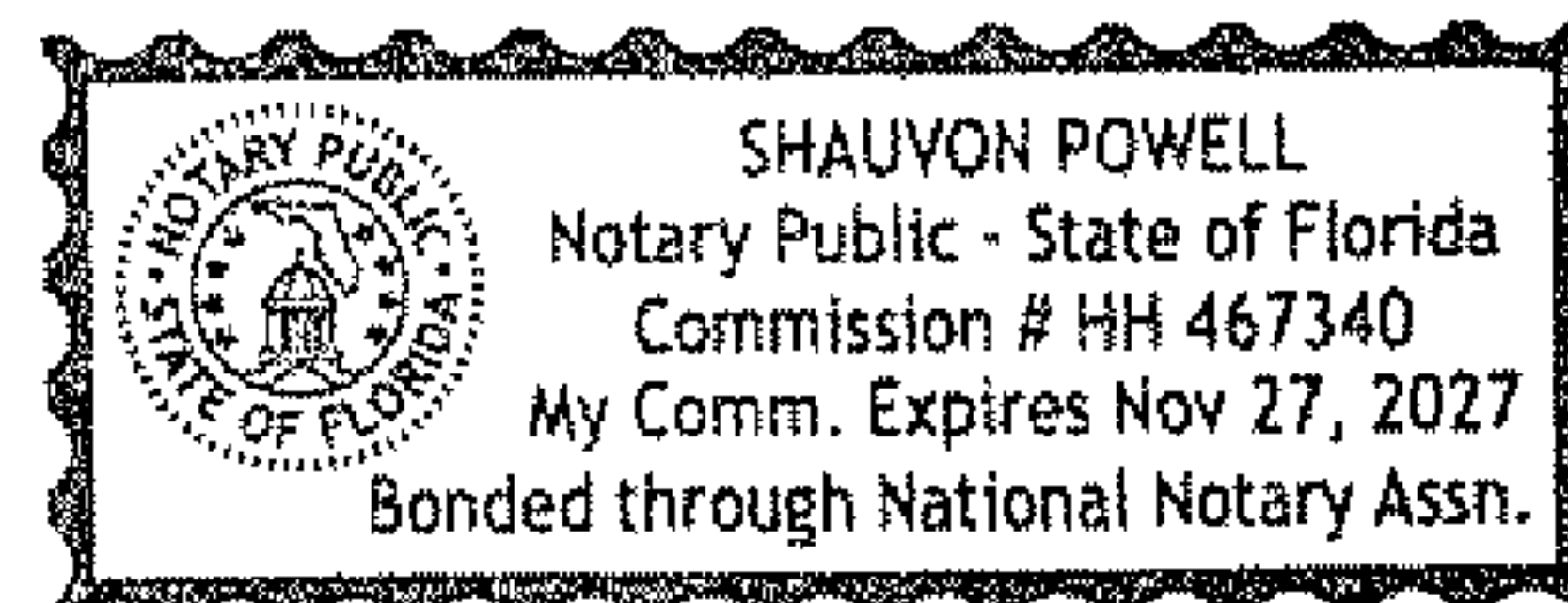
I, the undersigned Notary Public in and for said County and State, hereby certify that Brian Pullum and Kyndell Pullum whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed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

Given under my hand and official seal this 16<sup>th</sup> day of September, 2024.

  
Notary Public

My Commission Expires: 11/27/2027

Signed via physical presence  
ID produced: drivers license



## EXHIBIT A

Property 1:

Lot 5, according to the Survey of Forest Hills, 1st Sector, as recorded in Map Book 19, Page 46 A & B, in the Probate Office of Shelby County, Alabama.



File No.: PEL-24-6530

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/02/2024 08:07:09 AM  
\$52.50 BRITTANI  
20241002000306940  
EXHIBIT A

*Allen S. Bayl*

Page 1 of 1