

STATE OF ALABAMA

COUNTY OF Shelby

THIS INDENTURE MADE AND ENTERED into on this, the 20th day of January, 2025, by and between **Christopher R. Mullinax and Tracy G. Mullinax**, husband and wife, hereinafter referred to as "Parties of the First Part," and **Pelham Park Properties, LLC**, hereinafter referred to as "Party of the Second Part."

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100ths Dollars (\$10.00) and other good and valuable consideration to the Parties of the First Part in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, the Parties of the First Part have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the Party of the Second Part, the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NO TITLE OPINION REQUESTED, NONE RENDERED.

TO HAVE AND TO HOLD the above-described lot or parcel of land, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Party of the Second Part, its heirs and assigns.

And the Parties of the First Part do hereby covenant with the Party of the Second Part that they are lawfully seized in fee of said premises, that they have a good right to sell and convey the same, that same premises are free from encumbrances except ad valorem taxes due October 1, 2025, and that they will warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

Grantors Mailing Address: 5563 DOUBLE OAK LANE BIRMINGHAM AL 35242

Grantees Mailing Address: 5563 DOUBLE OAK LANE BIRMINGHAM AL 35242

Property Address: 2710 PELHAM PARKWAY, PELHAM AL 35124

Date of Transfer: January 20, 2025

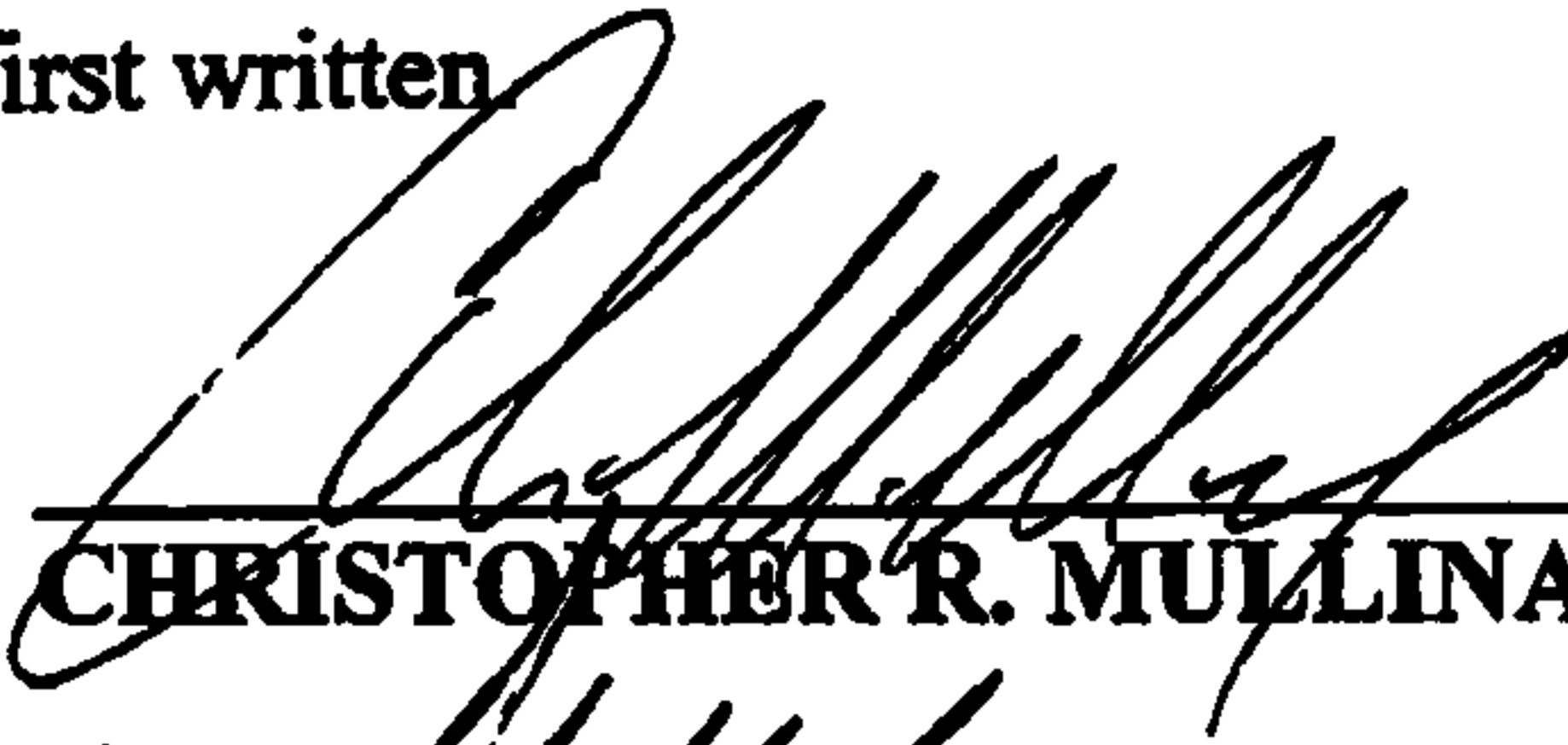

Tax appraised value: \$881,050 *(please see mortgage information below)*

Subject to that certain mortgage given by Christopher R Mullinax and Tracy G Mullinax in favor of Renasant Bank, recorded in doc. # 20170724000262920 on 7-24-2017 at 10:40:41 AM in the office of the Judge of Probate of Shelby County, Alabama, having approximate principal balance of \$350,000.

SAID PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF EITHER GRANTOR (GRANTORS ARE MARRIED TO EACH OTHER).

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).

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hands and seals on this, the day and year hereinabove first written.

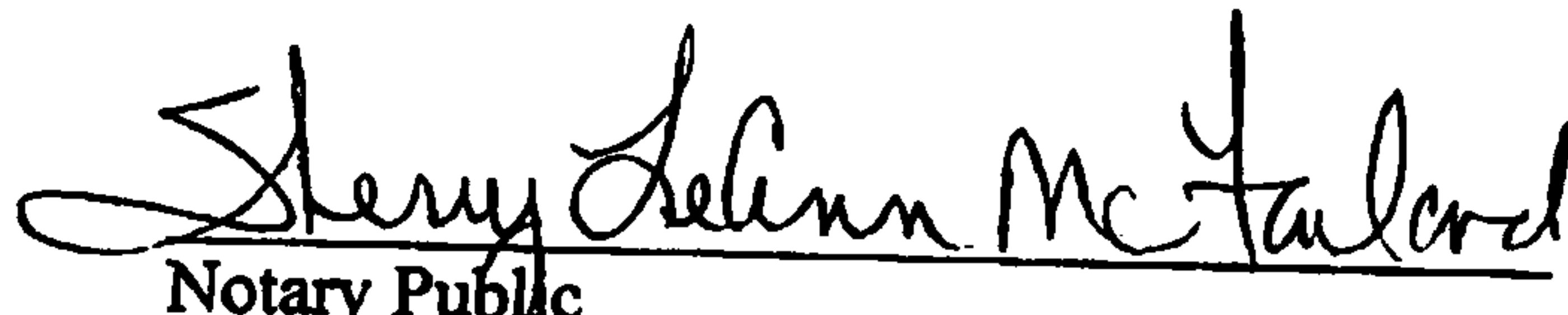

CHRISTOPHER R. MULLINAX

TRACY G. MULLINAX

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER R. MULLINAX and TRACY G. MULLINAX, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 20 day of January, 2025.


Notary Public
My Commission Expires: January 31, 2027

This instrument prepared by: Zach Anderson, CELA, 706 Madison St. SE, Huntsville, AL 35801.
(256) 273-5109. Thevalleyplanning.com.

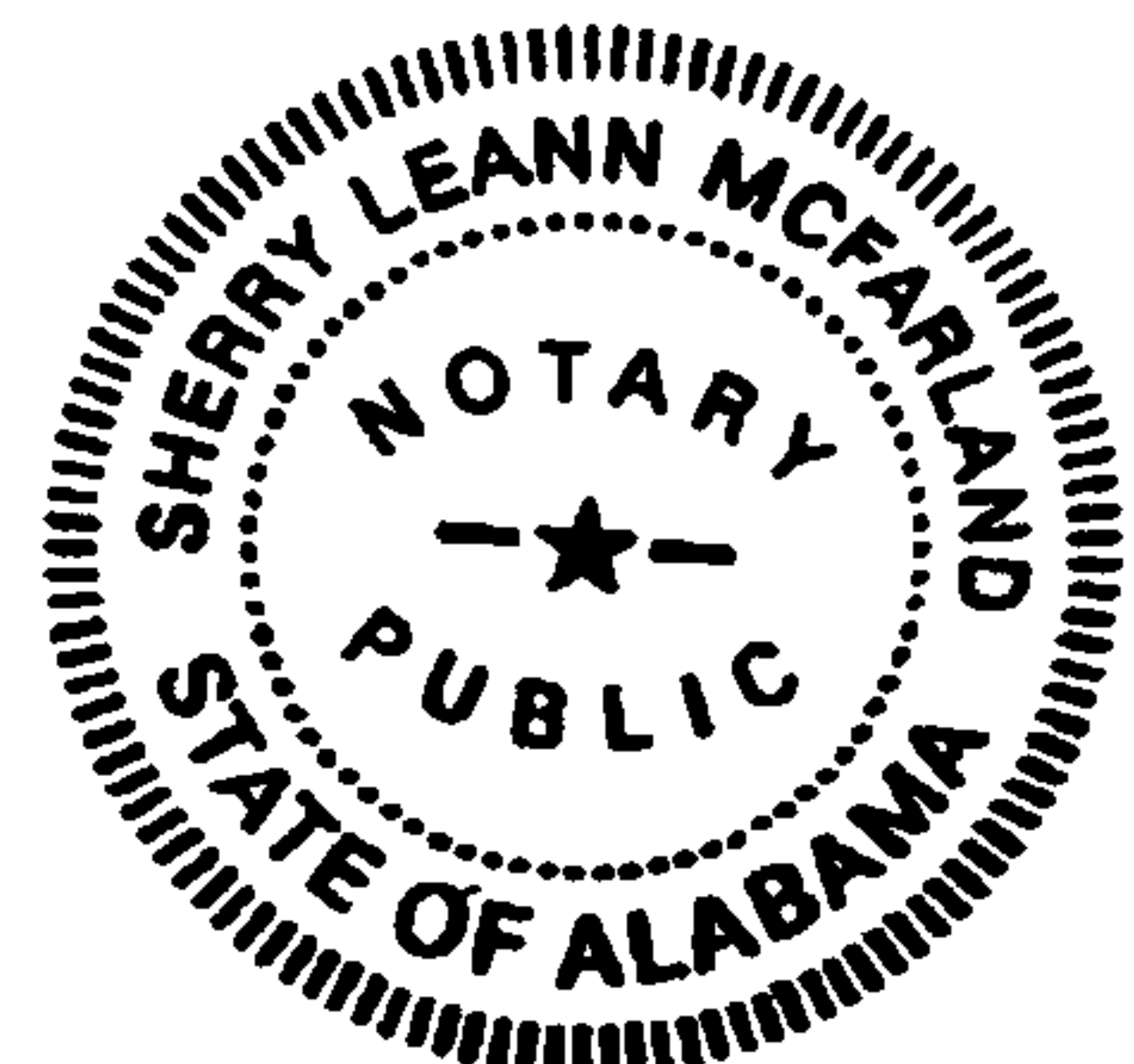
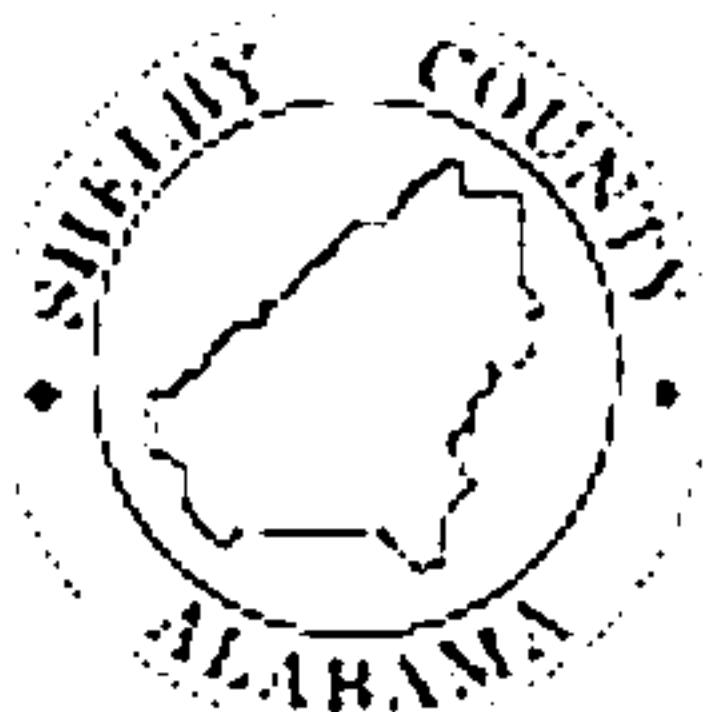


EXHIBIT "A"

Part of the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW ¼ of NE ¼ of Section 12, Township 20 South, Range 3 West, run in an Easterly direction along the South line of said ¼ ¼ Section for a distance of 627.74 feet; thence turn an angle to the left of 89 degrees 58 minutes 40 seconds and run in a Northerly direction for a distance of 130.10 feet; thence turn an angle to the right of 90 degrees 00 minutes 25 seconds and run in an Easterly direction for a distance of 318.04 feet to a point on the Westerly right of way line of U.S. Highway #31; thence turn an angle to the left of 64 degrees 07 minutes 50 seconds and run in a Northeasterly direction Westerly right of way line of U.S. Highway #31 for a distance of 39.26 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course and along said right of way line for a distance of 130.0 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 00 minutes 44 seconds and run in a Northwesterly direction for a distance of 249.86 feet to an existing iron pin; thence turn an angle to the left of 95 degrees 38 minutes 47 seconds and run in a Southwesterly direction for a distance of 207.50 feet thence turn an angle to the left of 105 degrees 00 minutes 54 seconds and run in a Southeasterly direction for a distance of 104.04 feet to an existing iron pin; thence turn an angle to the right of 5 degrees 38 minutes 59 seconds and run in a Southeasterly direction for a distance of 138.08 feet more or less to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2025 08:54:20 AM
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Allen S. Bayl