



20250212000042930 1/4 \$407.00
Shelby Cnty Judge of Probate, AL
02/12/2025 11:12:43 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East,
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
M. Brian Slaughter and
Marjorie P. Slaughter
218 Crest Lake Drive
Birmingham, AL 35244

STATE OF ALABAMA)

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Seventy Five Thousand Nine Hundred and 00/100 (\$375,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **David L. Mullens, a married man, as Devisee and Mark L. Mullens, a married man, as Devisee and as Personal Representative of The Estate of Nancy Carolyn Ashcraft Mullens, deceased, (Shelby County, Alabama, Probate Case No. PR-2024-001588)** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **M. Brian Slaughter and Marjorie P. Slaughter** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 43, Block 2, according to the map and survey of Southlake Crest, 2nd Sector, as recorded in Map Book 18, Page 69 and amended in Map Book 19, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 20245

Existing covenants and restrictions, easements, building lines and limitations of record.

Nancy Carolyn Ashcraft Mullens is one and the same as Nancy C. Mullens in that certain Warranty Deed recorded in Inst. # 20080926000382290. The other grantee, Larry L. Mullens, in that Warranty Deed recorded in Inst. # 20080926000382290, having died on or about July 25, 2023.

The property conveyed herein does not constitute the homestead of the either of the grantors nor that of their respective spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$376.00



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AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR as such devisee has hereunto set his hand and seal this the 4 day of February, 2025.

David L. Mullens as Devisee of the Estate of
 Nancy Carolyn Ashcraft Mullens, (deceased, Shelby
 County, Alabama, Probate Case No. PR-2024-001588)

STATE OF GEORGIA)

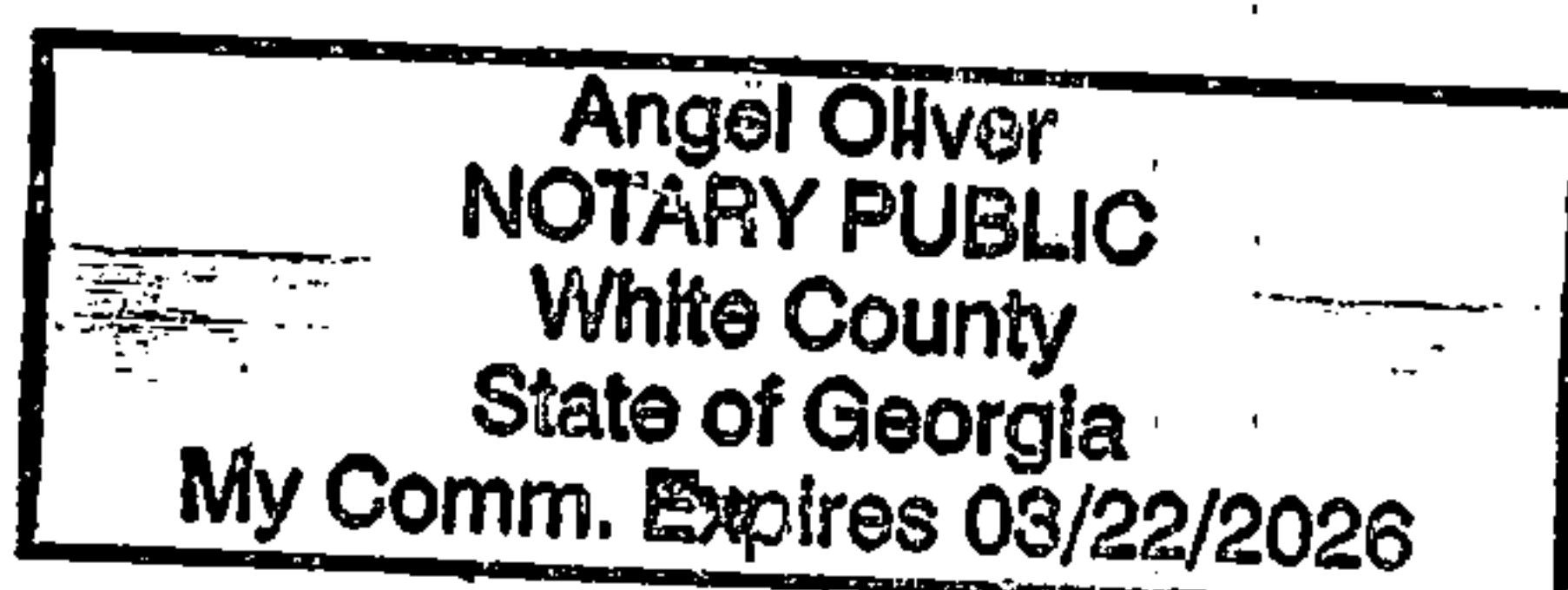
COUNTY OF WHITE)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David L. Mullens, a married man, whose name as Devisee of the Estate of Nancy Carolyn Ashcraft Mullens, (deceased, Shelby County, Alabama, Probate Case No. PR-2024-001588), is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Devisee and with full authority, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 03/22/2026





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IN WITNESS WHEREOF, said GRANTOR as such devisee and the duly authorized Personal Representative has hereunto set his hand and seal this the 5th day of February, 2025.

Mark L. Mullens as Devisee and as Personal Representative
under the Estate of Nancy Carolyn Ashcraft Mullens, (deceased,
Shelby County, Alabama, Probate Case No. PR-2024-001588)

STATE OF ALABAMA)

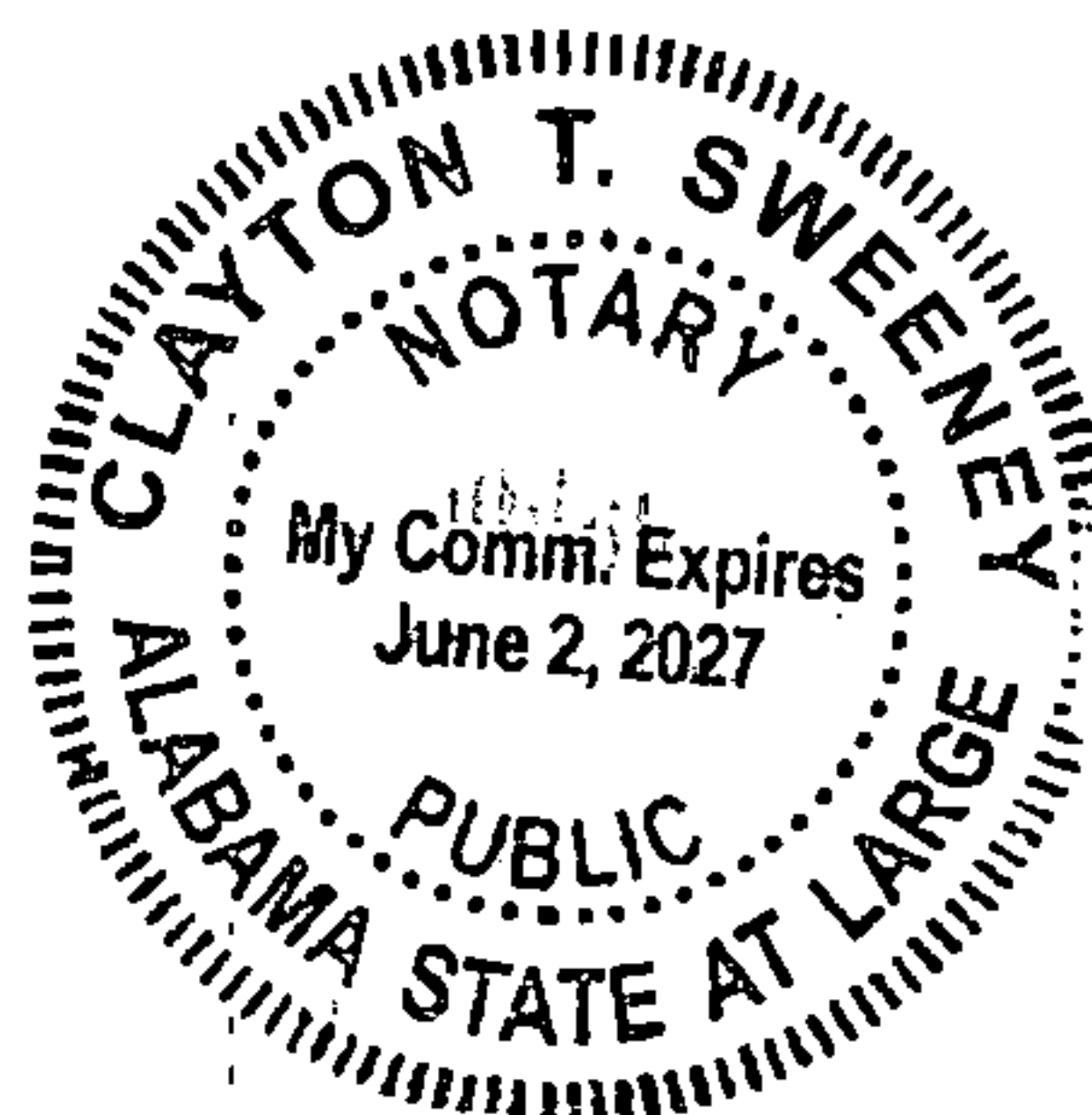
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mark L. Mullens, a married man, whose name as Devisee and as Personal Representative of the Estate of Nancy Carolyn Ashcraft Mullens, (deceased, Shelby County, Alabama, Probate Case No. PR-2024-001588), is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Devisee and in his capacity as Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name The Estate of Nancy Carolyn
Ashcraft Mullens

Grantee's Name M. Brian Slaughter
Marjorie P. Slaughter

Mailing Address 7025 County 51
Clanton, AL 35046

Mailing Address 218 Crest Lake Drive
Birmingham, AL 35244

Property Address 281 Crest Lake Drive
Birmingham, AL 35244

Date of Sale February 7, 2027

Total Purchase Price \$ 375,900.00

or

Actual Value \$

or

Assessor's Market Value \$



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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/ Assessor's Appraised Value
☐ Other – property tax redemption

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 _____

Print Clayton V. Sweeney, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one