

Send Tax Notice to:  
Mark L. Mullens & Cheri L. Mullens  
2065 Royal Fern Lane  
Birmingham, AL 35244

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,400,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **BRYAN B. STARR, JR.**, as Sole Trustee of the **BRYAN B. STARR, SR., REVOCABLE TRUST OF 2013**, dated **June 14, 2013**, and any amendments thereto (an undivided ½ interest); and **BRYAN B. STARR, JR.**, as Sole Trustee of the **CHERRY M. STARR REVOCABLE TRUST OF 2013**, as amended and restated **October 6, 2023**, and any amendments thereto (an undivided ½ interest) (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MARK L. MULLENS and CHERI L. MULLENS** (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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4A, according to a resurvey of Lots 1, 2, 3, 4, 5 and part of the common area of Chadwick Square, which resurvey is recorded in Map Book 14, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except any part of the above described property conveyed to Riverchase Residential Association, Inc., in Inst. No. 20240809000247560.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

**\$1,400,000.00 of the above-recited consideration is being paid in cash.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular 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, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 10th day of April, 2025.

Bryan B. Starr, Jr., As Trustee

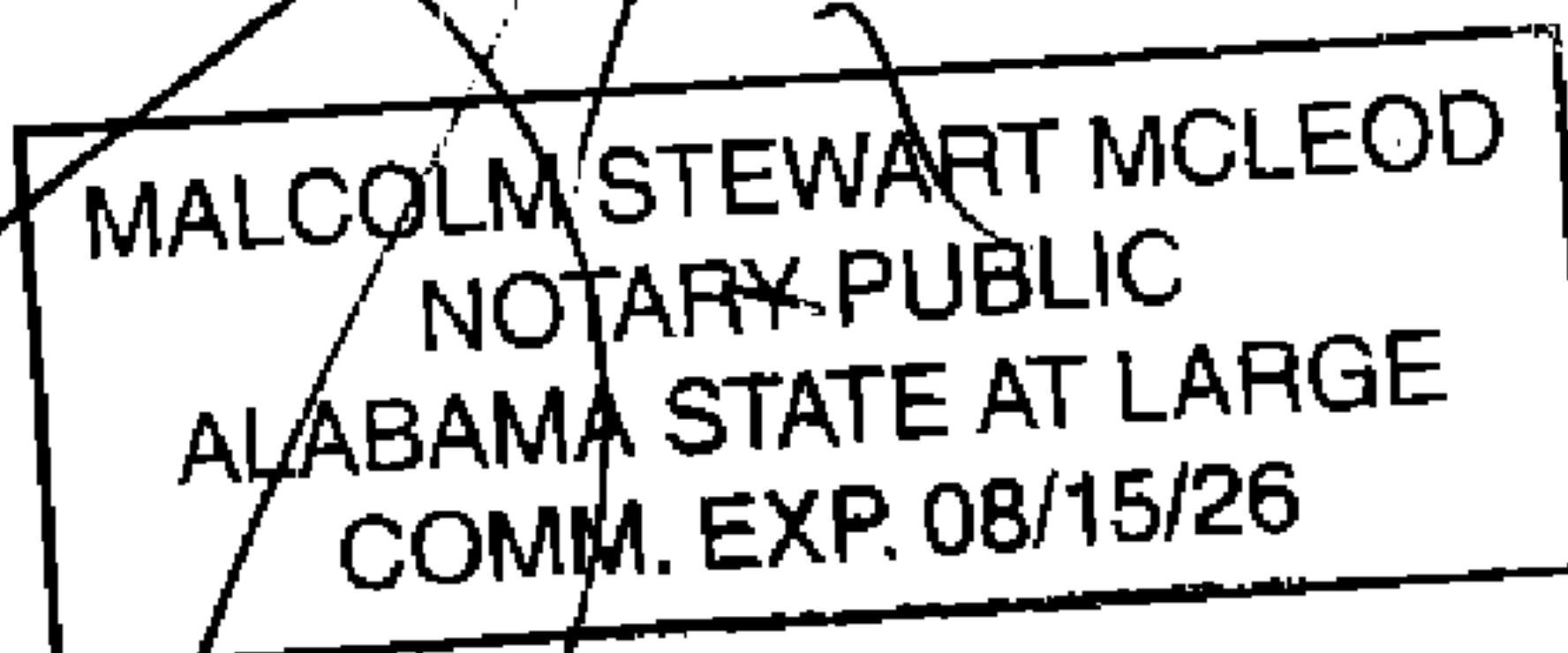
**BRYAN B. STARR, JR., as Sole Trustee of the  
BRYAN B. STARR, SR., REVOCABLE TRUST OF 2013,  
dated June 14, 2013**

STATE OF ALABAMA                     )  
                                                      )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRYAN B. STARR, JR., as Sole Trustee of the BRYAN B. STARR, SR., REVOCABLE TRUST OF 2013, dated June 14, 2013**, whose name is 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 instrument, he, as said Trustee and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of April, 2025.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 10th day of April, 2025.

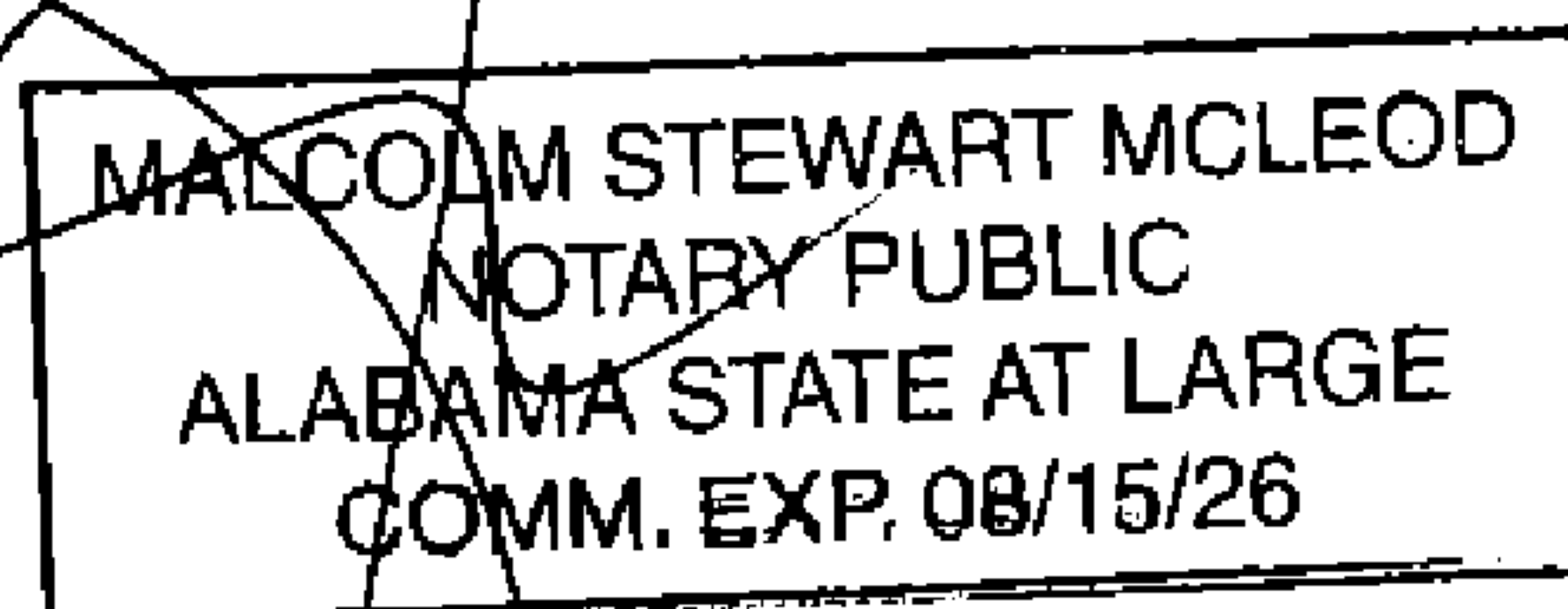
Bryan B. Starr, Jr., As Trustee  
**BRYAN B. STARR, JR., as Sole Trustee of the**  
**CHERRY M. STARR REVOCABLE TRUST OF 2013,**  
**as amended and restated October 6, 2023**

STATE OF ALABAMA                     )  
                                                      )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BRYAN B. STARR, JR., as Sole Trustee of the CHERRY M. STARR REVOCABLE TRUST OF 2013, as amended and restated October 6, 2023**, whose name is 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 instrument, he, as said Trustee and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of April, 2025.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>BRYAN B. STARR, JR., as Trustee</u>	Grantee's Name	<u>MARK L. MULLENS and CHERI L. MULLENS</u>
Mailing Address	<u>2065 ROYAL FERN LANE</u> <u>HOOVER, AL 35244</u>	Mailing Address	<u>2065 ROYAL FERN LANE</u> <u>HOOVER, AL 35244</u>
Property Address	<u>2065 ROYAL FERN LANE</u> <u>HOOVER, AL 35244</u>	Date of Sale	<u>April 10, 2025</u>
		Total Purchase Price	<u>\$1,400,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

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 April 10, 2025

Print Malcolm S. McLeod

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/11/2025 02:40:34 PM**  
**\$1432.00 PAYGE**  
**20250411000108370**

*Allen S. Bayl*