

Send Tax Notice to:
Louis Augustus Mullikin, Jr and
Cynthia Buckner Mullikin
105 Perry Place
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-6921

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (\$850,000.00)** 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

Carol Bishop, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

3090 Healthy Way, Apt #334, Birmingham, AL 35243

by **Louis Augustus Mullikin, Jr and Cynthia Buckner Mullikin** (herein referred to as "Grantee," whether one or more), whose mailing address is

105 Perry Place, Birmingham, AL 35242

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 **105 Perry Place, Birmingham, AL 35242, 107 Perry Place, Birmingham, AL 35242**

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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$350,000.00 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 31 day of July, 2025.

Carol Bishop
Carol Bishop

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Carol Bishop 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 31 day of July, 2025.

~~Notary Public~~
My Commission Expires:

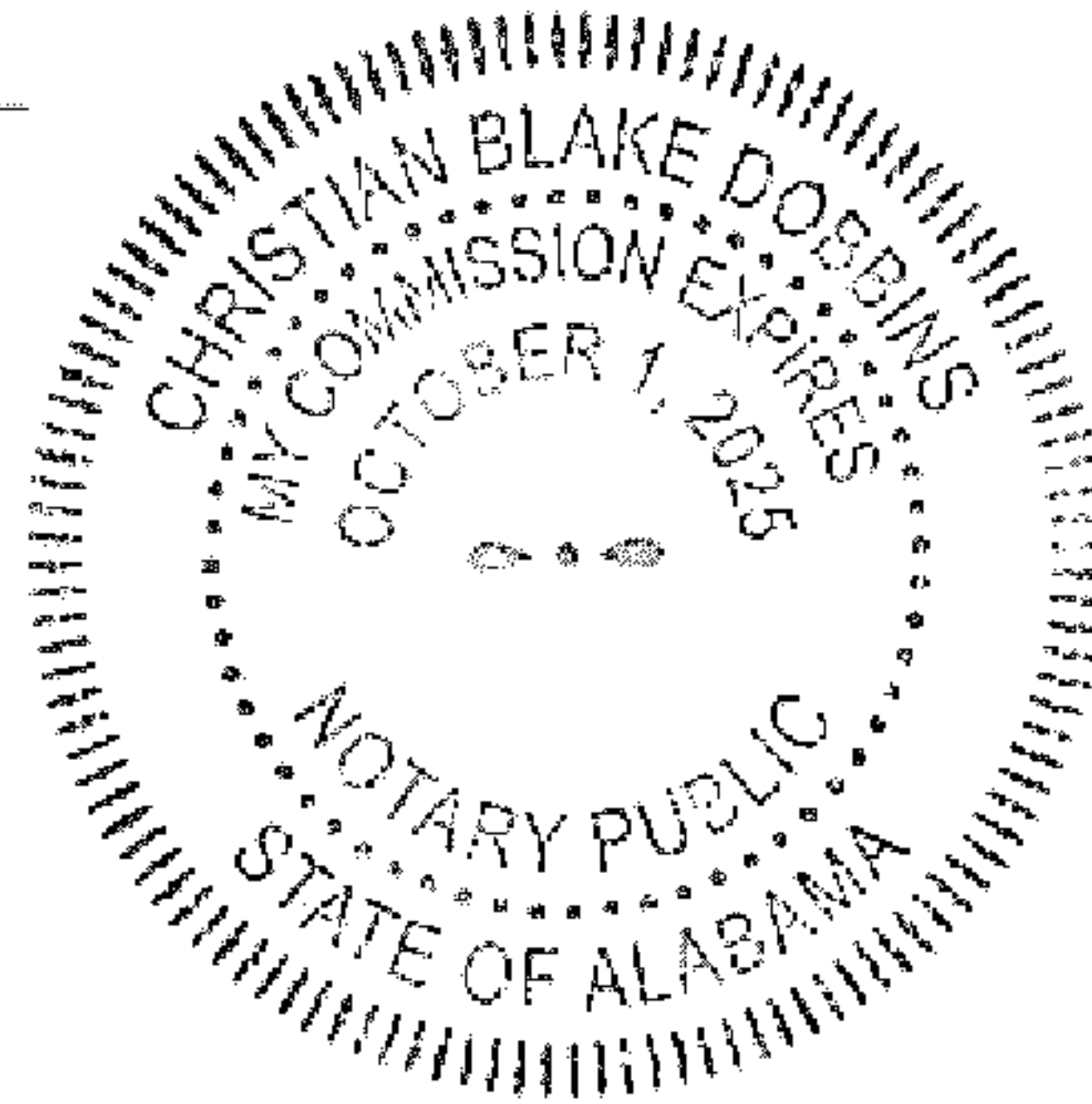


EXHIBIT A

Property 1:

Lot 18-30, according to the Final Plat for the Private Mixed Use, Traditional Neighborhood Development Subdivision of Mt. Laurel, Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama.

Property 2:

Lot 18-29, according to the Final Plat for the Private Mixed Use, Traditional Neighborhood Development Subdivision of Mt. Laurel, Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 01:19:20 PM
\$528.00 JOANN
20250805000239060
General Warranty Deed - JTROS (AL)

Allen S. Bayl