

PREPARED BY:

Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

SEND TAX NOTICE TO:

Kasik R. & Francis J. Mularski
23 Triple W Lane
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Gregory K. Mularski**, a married man, hereby releases, quit claims, grants, sells and conveys to **Kasik R. Mularski**, a married man and **Francis J. Mularski**, a married woman (herein called Grantees), all of his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Address: 23 Triple W Lane, Birmingham, AL 35242, more particularly described as follows:

A tract of land situated in the Northeast quarter of the northwest quarter of section 7, township 19 south, 1 west, Shelby County, Alabama; commence at a found iron (5/8 rebar) at the southeast corner of said quarter-quarter section; thence run south 88°57'04" west along said quarter-quarter section line for 504.46 feet to a set iron (capped #18664) at the point of beginning; thence continue south 88°57'04" west along said quarter-quarter section line for 234.96 feet to a set iron (capped #18664); thence run north 20°30'59" east for 200.39 feet to a found iron (capped Gilbert); thence run south 64°36'18" east for 181.91 feet to a found iron (capped Gilbert); thence run south 00°11'35" east for 105.36 feet to the point of beginning.

Less and except the following:

A tract of land situated in the Northeast quarter of the northwest quarter of section 7, township 19 south, 1 west, Shelby County, Alabama; commence at a found iron (5/8" rebar) at the southeast corner of said quarter-quarter section; thence run south 88°57'04" west along said quarter-quarter section line for 504.46 feet to a found iron (capped #18664); thence continue south 88°57'04" west along said quarter-quarter section line for 184.41 feet to the point of beginning; thence continue south 88°57'04" west along said quarter-quarter section line for 50.55 feet to a found iron (capped #18664); then run north 20°30'59" east for 69.47 feet to a found iron (capped Gilbert); thence run north 88 degrees 53 minutes 16 seconds east for 62.45 feet; thence run south 29 degrees 00 minutes 34 seconds west for 74.72 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights.



20260106000003860 2/3 \$263.50
Shelby Cnty Judge of Probate, AL
01/06/2026 11:06:56 AM FILED/CERT

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination; the legal description was furnished by the Grantee.

TO HAVE AND TO HOLD to said GRANTEES their heirs and assigns forever,

Given under our hands and seal, this 4th day of December, 2025.



Gregory K. Mularski

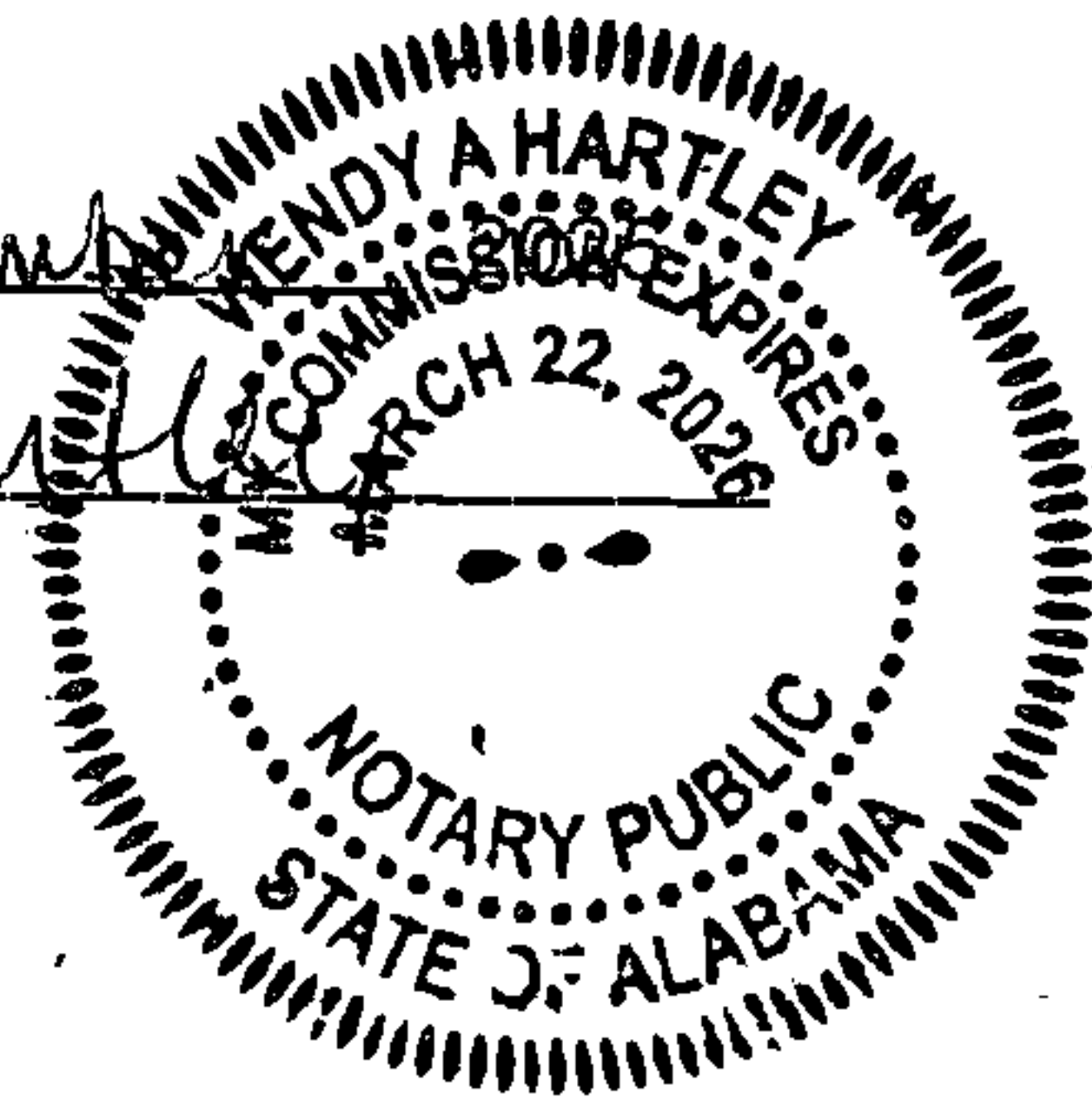
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public, in and for said County, in said State, hereby certify that, Gregory K. Mularski, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4th day of December, 2025.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name

Gregory K. Mularski

Mailing Address

61 Triple W Lane
B'ham, AL 35242

Grantee's Name

Kasik Mularski

Mailing Address

Judith Mularski
23 Triple W Lane
Birmingham AL
35242

Property Address

23 Triple W Lane
B'ham AL 35242

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

235,330.00

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

☐ Other



20260106000003860 3/3 \$263.50
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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

1/6/26

Unattested

(verified by)

Print

Tammy Mularski

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1