

Send tax notice to:
STANLEY L GRAVES
1012 DANBERRY LANE
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2023173T

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Ten Thousand and 00/100 Dollars (\$910,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **WILLIAM A JULIAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN PARKS BROTHERS, SHELBY COUNTY ALABAMA PROBATE CASE NO. PR-2023-000177** whose mailing address is **P O Box 1710, Anniston, AL 36202** (hereinafter referred to as Grantors) in hand paid by **STANLEY L GRAVES and PATSY H GRAVES** whose property address is: **1012 DANBERRY LANE, HOOVER, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24B, according to the Final Plat of The Cottages of Danberry, Resurvey No. 3, recorded in Map Book 41, page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Final Plat of The Cottages of Danberry, Resurvey No. 3, recorded in Map Book 41, page 80, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, conditions and restrictions recorded in Instrument #20090206000039480 and amended in Instrument #20140225000052020.
5. Articles of Incorporation of The Cottages of Danberry Homeowners Association, Inc., as recorded in Instrument #20140225000052010.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of Joan Parks Brothers by William A Julian, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of June, 2023.

Estate of Joan Parks Brothers

William A Julian Personal Representative
 William A Julian, Personal Representative

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A Julian, whose name as Personal Representative of the Estate of Joan Parks Brothers, 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 said instrument, he, in his capacity as said Personal Representative of the Estate of Joan Parks Brothers, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 1st day of June, 2023

Notary Public
 Print Name: *Charles J. Howard, Jr.*
 Commission Expires: *2 P*



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2023 12:27:19 PM
 \$935.00 JOANN
 20230602000167080

Allie S. Bayl