



*Allen S. Bayl*

WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Grantee's Mailing Address/  
Send Tax Notice To:  
Wesley Duckett  
3028 Brookhill Dr  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Edward Guice Potter, IV, as Personal Representative of  
The Estate of Karen Crews Potter aka Karen Denise Potter, deceased,  
Shelby County Probate Case No PR-2023-00495

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto  
Wesley Duckett

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 61, according to the Survey of Meadow Brook 17th Sector, as recorded in Map Book 9, page 158 A& B in the Probate Office of Shelby County, Alabama

Guice Potter, the other grantee of deed recorded in Book 1998, Page 24941 died on or about May 17, 2017.

\$418,365.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

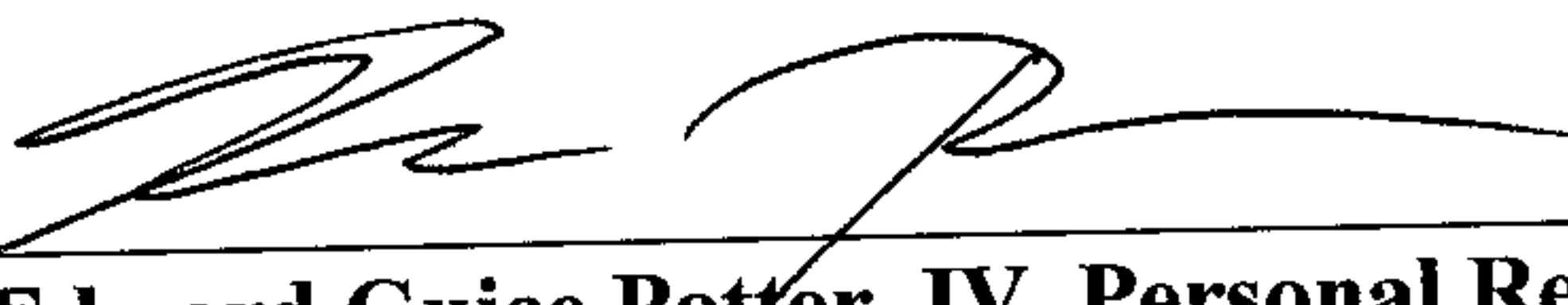
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 17th day of November, 2023.

THE ESTATE OF KAREN CREWS POTTER AKA KAREN DENISE POTTER,  
DECEASED, SHELBY COUNTY PROBATE CASE NO PR-2023-00495

by:   
Edward Guice Potter, IV, Personal Representative

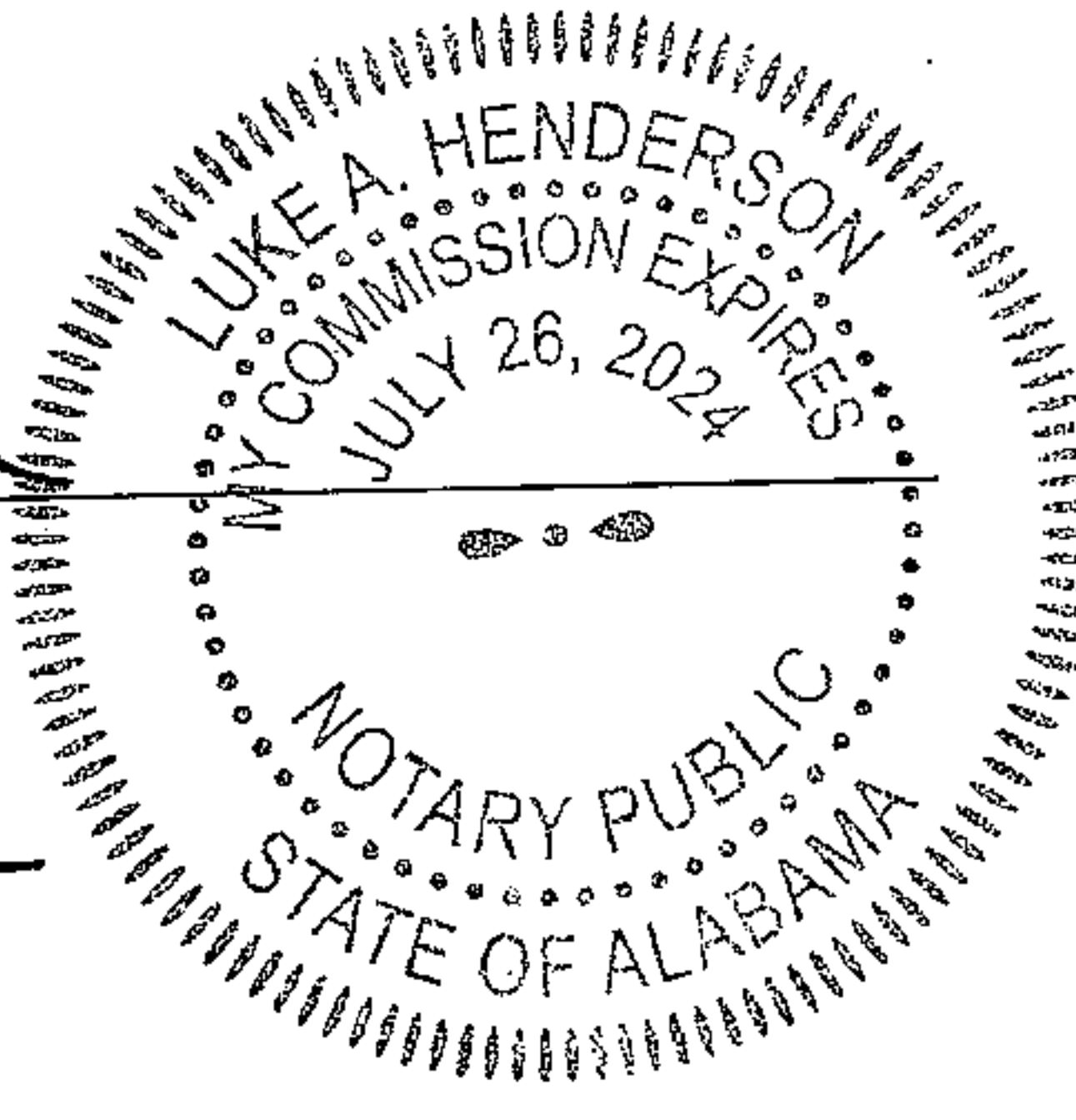
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Edward Guice Potter, IV as Personal Representative of The Estate of Karen Crews Potter aka Karen Denise Potter, deceased, Shelby County Probate Case No PR-2023-00495 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, Edward Guice Potter, IV in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this November 17, 2023.

My Commission Expires:

  
Notary Public



Grantor's Address: 1400 Inverness Cove Dr. Bham, AL 35242

Property Address: 3028 Brookhill Dr Birmingham, AL 35242  
Parcel ID Number: 10 1 12 0 001 001.160