

SEND TAX NOTICE TO:

Joseph Stanton  
140 Kiowa St.  
Montevallo, AL 35115

[Space Above This Line for Recording Data]

  
20140320000077390 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
03/20/2014 12:27:45 PM FILED/CERT

## W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-four Thousand Nine Hundred and 00/100 Dollars** (\$124,900.00) which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Carol Lippia-Tenney and Julia S. Rogers, Co-Personal Representatives of the Estate of Ethel E. Rasmusson, deceased, Probate Case No. PR-2013-000349** whose address is 365 Lyn Gail Trail, Brierfield, AL 35035 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Staton**, whose address is 140 Kiowa St. Montevallo, AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, property address is 140 Kiowa Street, Montevallo, AL 35115 to wit:

Lot 91, according to Indian Highlands, Third Addition, as shown by map recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; begins situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$127,448.00 of this purchase price being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs and assigns forever.

Grantors, acting on behalf of the Estate and its heirs and assigns, covenant with the Grantee, and his respective beneficiaries and assigns, that the Estate is lawfully seized in fee simple of the property; that it is free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; and that the Grantors, acting on behalf of the Estate and its heirs and assigns, shall warrant and defend the same to the said Grantee, its respective beneficiaries and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Grantors, solely in their representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual, non-representative capacities, and the Grantors expressly limits their liability hereunder to the property now or hereafter held by them in their representative capacity named

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3<sup>rd</sup> day of March, 2014

Julia S. Rogers  
JULIA S. ROGERS CO-PERSONAL REPRESENTATIVE  
OF THE ESTATE OF ETHEL E. RASMUSSON, DECEASED

STATE OF Alabama

Jefferson County ss:

I, Dana Wright McGowin, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify JULIA S. ROGERS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHEL E. RASMUSSEN, DECEASED whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she in her capacity as Personal Representative executed the same voluntarily and with full authority on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 3rd day of March, 2014.

My Commission Expires: 3/5/17

Notary Public



(S E A L)

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28<sup>th</sup> day of FEB, 2014.

Carol Lippia-Tenney - Co-Executor  
CAROL LIPPIA-TENNEY CO-PERSONAL REPRESENTATIVE  
OF THE ESTATE OF ETHEL E. RASMUSSEN, DECEASED

STATE OF CT

Middlesex County ss:

I, STEVE PHELAN, a Notary Public in and for said county in said state, hereby certify that I, The Undersigned, a notary for said County and in said State, hereby certify CAROL LIPPIA TENNEY CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHEL E. RASMUSSEN, DECEASED whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she in her capacity as Personal Representative executed the same voluntarily and with full authority on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 28<sup>th</sup> day of FEB, 2014.

My Commission Expires:

JUNE 30 2018

Sp

Notary Public

(S E A L)

