

STATE OF ALABAMA  
COUNTY OF SHELBY

# Warranty Deed

**Know all Men by these Presents:** That, in consideration of Forty Six Thousand Five Hundred Fifty and No/100 Dollars (\$46,550.00) **the amount of which can be verified in the Sales Contract between the parties hereto,** and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THE ESTATE OF JOHNNIE KATHLEEN MYERS, deceased, Probate Case #2009-000633,** having an address of **863 Camp Branch Road, Alabaster, AL 35007** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **NATHAN BLACK,** having an address of 1047 Caribbean Circle, Alabaster, AL 35007 (herein referred to as "Grantee") all of Grantor's interest in and to the following described real estate situated in Alabaster, Shelby County, Alabama, to-wit:

**Lot 1-B, according to the Resubdivision of Lot 1 of Seale Subdivision, as recorded in Map Book 30, Page 68, in the Probate Office of Shelby County, Alabama.**

JOHNNIE KATHLEEN MYERS IS THE SURVIVOR OF THAT CERTAIN WARRANTY DEED EXECUTED BY JAMES L. SEALE AND POATANA ANN SEALE TO HUBERT NEAL MYERS AND JOHNNIE KATHLEEN MYERS DATED MAY 10, 1994 AND FILED MAY 13, 1994 IN INSTRUMENT NO. 1994-15632, MAP BOOK 18, PAGE 124. HUBERT NEAL MYERS DIED ON JULY 18, 1998.

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

Property Address: **863 CAMP BRANCH ROAD, ALABASTER, AL 35007**

Shelby County, AL 10/09/2014  
State of Alabama  
Deed Tax: \$47.00

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 the premises 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 claiming by and through Grantor.

**In Witness Whereof**, the said Grantor has set its hand and seal this 19<sup>th</sup> day of September, 2014.

**THE ESTATE OF JOHNNIE KATHLEEN MYERS**

By: Sheril Edward Hilyer

Name: Sheril Edward Hilyer  
Title: Executor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Donna M. Jennings undersigned, a Notary Public in and for said County in said State, hereby certify that Sheril Edward Hilyer, whose name as Executor of THE ESTATE OF JOHNNIE KATHLEEN MYERS, 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 such instrument, he/she, as such Executor and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and seal this 19<sup>th</sup> day of September, 2014.



Donna M. Jennings  
Notary Public  
My commission expires 1/28/2015

**THIS INSTRUMENT PREPARED BY:**

Donna M. Jennings, The Jennings Law Firm, 205 4<sup>th</sup> St N, Clanton, AL 35045, 205-602-6110

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Shelby Cnty Judge of Probate, AL  
10/09/2014 02:45:02 PM FILED/CERT