

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Debra L. Yates  
167 Cove Lane  
Pelham, AL 35124

**20160711000240570**  
**07/11/2016 03:38:02 PM**  
**DEEDS 1/4**

**WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Ninety-Seven Thousand And No/100 Dollars (\$197,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, David D. Sullivan and Farris A. Sullivan, Co-Personal Representatives of the Estate of Anne S. Sullivan, deceased, Shelby County, AL, Probate Case #PR-2016-000140 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Debra L. Yates and Thomas Yates (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2853, according to the Map and Survey of Weatherly Highlands, The Cove, Sector 28, Section II, recorded in Map Book 30, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

One Hundred Fifty-Seven Thousand Six Hundred And No/100 Dollars (\$157,600.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 11, 2016.

20160711000240570 07/11/2016 03:38:02 PM DEEDS 2/4

Estate of Anne S. Sullivan, deceased, Shelby County, AL, Probate Case #PR-2016-000140

  
David D. Sullivan, Co-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 David D. Sullivan whose name is signed to the foregoing conveyance as Co-Personal Representative of the Estate of Anne S. Sullivan, deceased, Shelby County, AL, Probate Case #PR-2016-000140 and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, with full authority, executed the same voluntarily on the day the same bears date as the act of and on behalf of said estate.

Given under my hand and official seal on 11th day of July, 2016.

  
Notary Public

My commission expires: 6/4/18




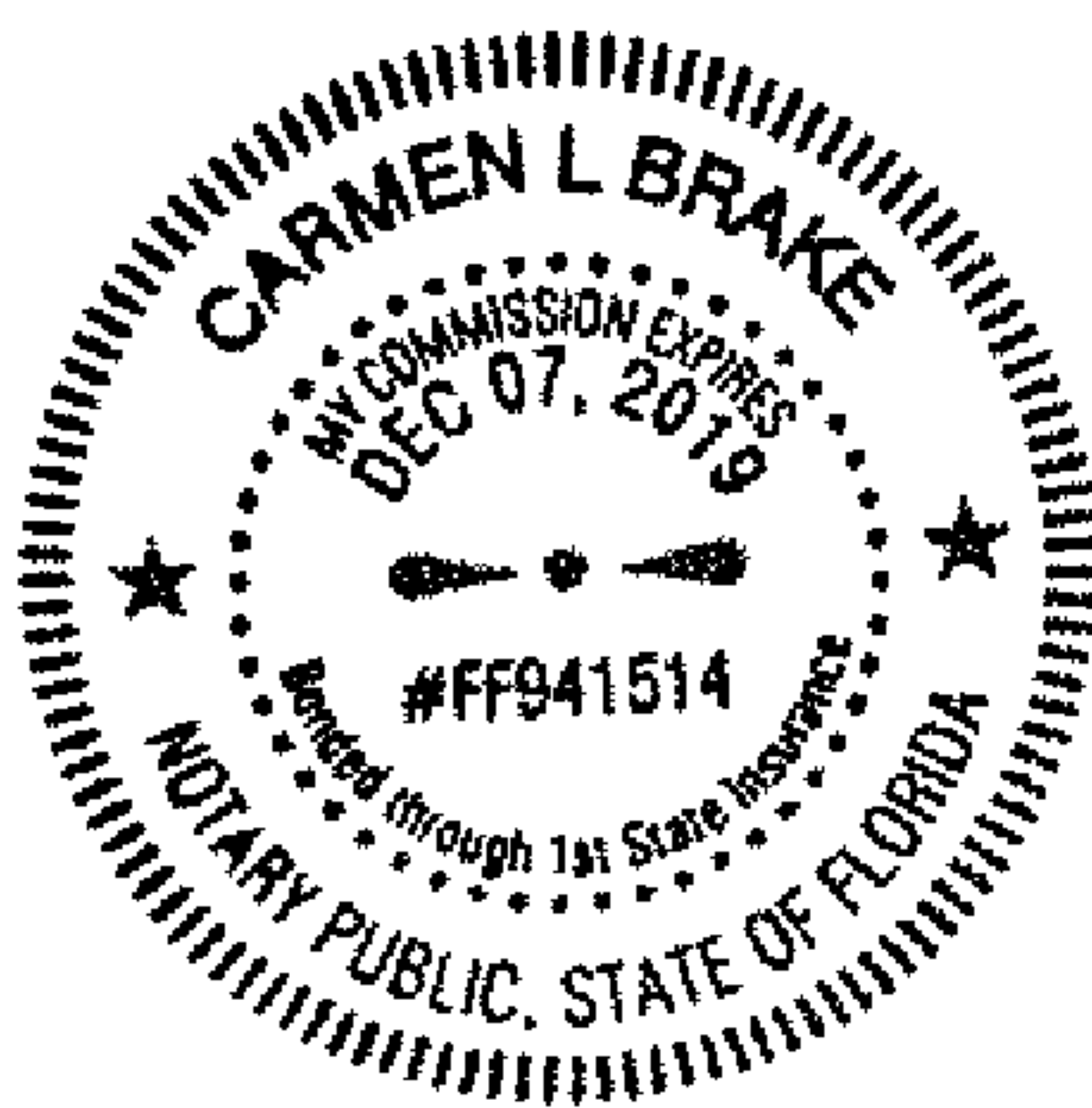
  
Farris A. Sullivan, Co-Personal Representative

STATE OF Florida  
COUNTY OF Monroe

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Farris A. Sullivan whose name is signed to the foregoing conveyance as Co-Personal Representative of the Estate of Anne S. Sullivan, deceased, Shelby County, AL, Probate Case #PR-2016-000140 and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, with full authority, executed the same voluntarily on the day the same bears date as the act of and on behalf of said estate.

Given under my hand and official seal on 8 day of July, 2016.

  
Notary Public  
My commission expires: 12-7-2019



20160711000240570 07/11/2016 03:38:02 PM DEEDS 4/4

Grantor's Name David D. Sullivan and Farris A. Sullivan, Co-Personal  
Representatives of the Estate of  
Anne S. Sullivan, Shelby County, AL,  
Probate Case #PR-2016-000140

Grantee's Name Debra L. Yates

Mailing Address 167 Cove Ln  
Pelham, AL 35124

Mailing Address 248 Chadwick Lane  
Helena, AL 35080

Property Address 167 Cove Ln  
Pelham, AL 35124

Date of Sale July 11, 2016  
Total Purchase Price \$197,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

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:

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 - David D. Sullivan and Farris A. Sullivan, Co-Personal Representatives of the  
Estate of Anne S. Sullivan, Shelby County, AL, Probate Case #PR-2016-000140, 167 Cove Ln, Pelham, AL 35124.

Grantee's name and mailing address - Debra L. Yates, 248 Chadwick Lane, Helena, AL 35080.

Property address - 167 Cove Ln, Pelham, AL 35124

Date of Sale - July 11, 2016.

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: July 11, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/11/2016 03:38:02 PM  
\$63.50 CHERRY  
20160711000240570