

20170407000118520

04/07/2017 11:38:15 AM

DEEDS 1/2

Send tax notice to: Tonya T. Proctor 101 N Lake Dr. Birmingham, AL 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL 35243

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred thirty-seven thousand five hundred and no/100 (\$137,500.00) Dollars the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Angelina Buchanan as Personal Representative of the Estate of Mary R. Montalbano, deceased, Shelby Co. Probate Case No. PR-2007-000390

whose mailing address is: 5335 Caldwell Mill Rd. Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tonya T. Proctor whose mailing address is:

101 N Lake Dr. Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: 5331 Caldwell Mill Rd., Birmingham, AL 35242 to-wit:

Lot 7A of Montalbano Estates Resurvey as recorded in Map Book 47, Page 28 in the Office of the Judge of Probate of Shelby County, Alabama. (Parcel #10-5-15-0-002-003.001)


Subject to: All easements, restrictions and rights of way of record.

Grantor Mary R. Montalbano is one and the same person as Mary Montalbano.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 3rd day of April, 2017.

 (SEAL)
ANGELINA BUCHANAN AS PERSONAL REPRESENTATIVE OF THE ESTATE
OF MARY R. MONTALBANO, DECEASED, SHELBY COUNTY PROBATE CASE
PR-2007-000390

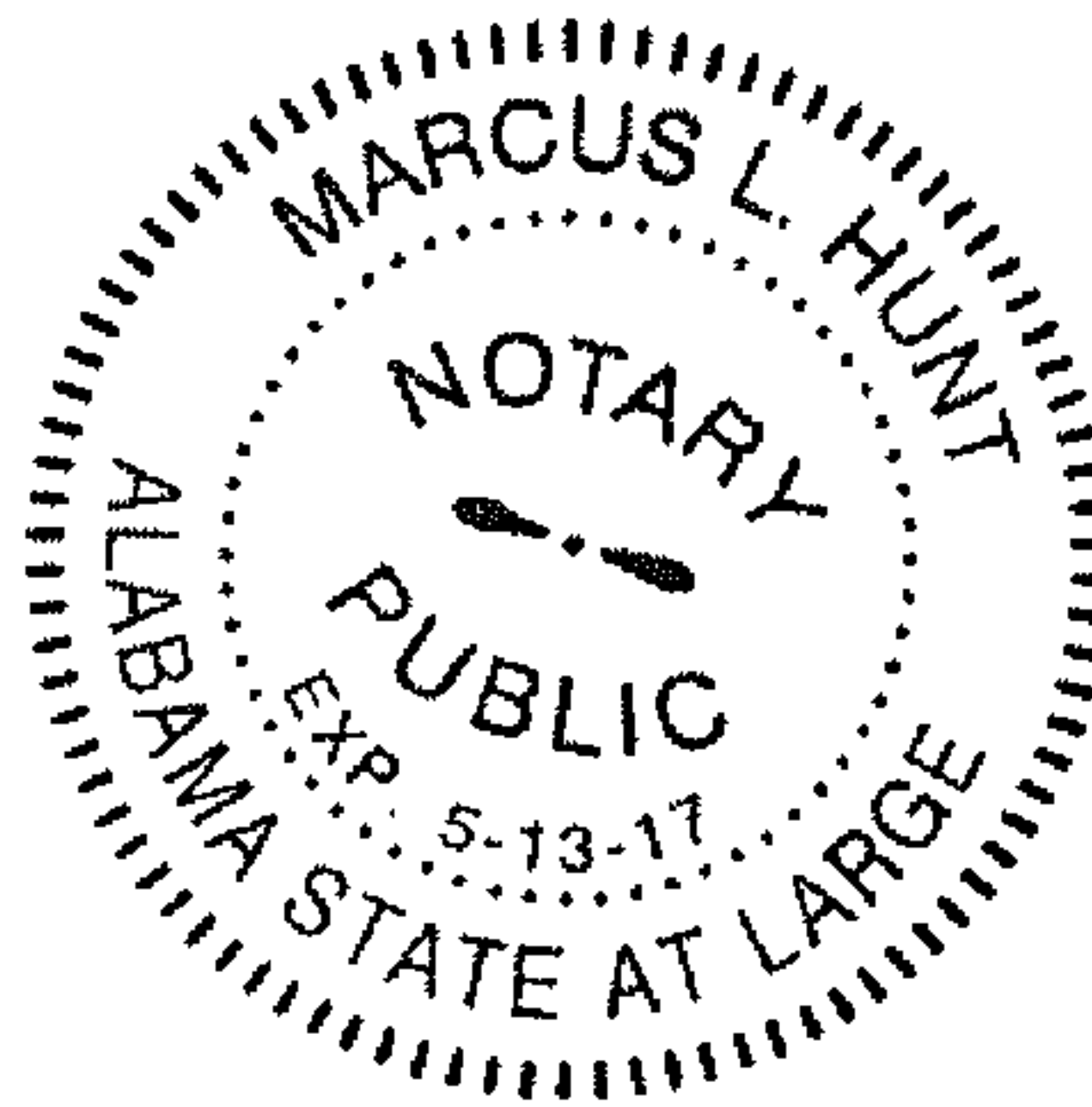
State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelina Buchanan as Personal Representative of the Estate of Mary R. Montalbano, deceased, Shelby County Probate Case PR-2007-000390 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, she in her capacity as Personal Representative of the Estate of Mary R. Montalbano, deceased, Shelby County Probate Case PR-2007-000390 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of April, 2017.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 11:38:15 AM
\$155.50 DEBBIE
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