

THIS INSTRUMENT PREPARED BY:
Jim Pino, Attorney at Law
JIM PINO & ASSOCIATES, P.C.
363 Canyon Park Dr., Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:
Patricia Loggins
255 Wade Drive
Montevallo, AL 35115

TAX VALUE: \$ 83,200.⁰⁰

THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

PERSONAL REPRESENTATIVE'S WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in fulfillment of the terms of the Last Will and Testament of **Edward Eugene Loggins**, Deceased, Case Number: **PR-2017-324**, and in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Patricia Loggins**, as Personal Representative of the Estate of **Edward Eugene Loggins**, deceased, (herein referred to as Grantor), grant, bargain, sell and convey unto **Patricia Loggins**, a single woman, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, 21, Block 2, According to the survey of Wilmonth Gardens as recorded in the Map Book 4, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to all existing easements, taxes and restrictions of record.

Property Address: 255 Wade Drive, Montevallo, AL 35115

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

Patricia D Loggins 255 Wade Dr Montevallo
AL 35115

And I, **Patricia Loggins**, in my official capacity as **Personal Representatives of the Estate of Edward Eugene Loggins, deceased**, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And the undersigned executes this Personal Representative's Warranty Deed solely in her capacity as Personal Representatives, and nothing herein shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10th day of August, 2018.

THE ESTATE OF EDWARD EUGENE LOGGINS

Patricia Loggins
Patricia Loggins, in her capacity as Personal

Representative of the Estate of **Edward Eugene Loggins**.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patricia Loggins**, whose name as Personal Representative of the Estate of **Edward Eugene Loggins**, deceased, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2018.

Jennifer L. Moore
Notary Public

JENNIFER L. MOORE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 22, 2019