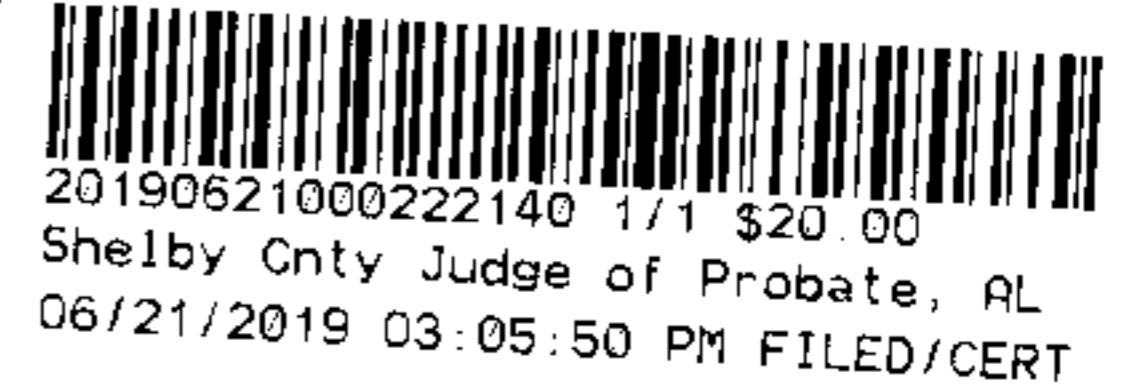


THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Andrea Lynn Carter
6288 Highway 85
Vincent, AL 35175



STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Six Thousand Two Hundred and 00/100 (\$96,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Estate of Grady R. Davis, Deceased, Shelby County Probate Case No. PR-2018-000798**, (hereinafter referred to as GRANTOR), whose address is 6288 Highway 85, Vincent, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Andrea Lynn Carter**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, Block 1, of the Pine Hills Subdivision, Vincent, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 4, at page 45,

Property Address: 6288 Highway 85, Vincent, AL 35178

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$91,676.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


Grady R. Davis was the surviving grantee of that certain deed recorded in Deed Book 2016 page 646 in the Probate Office of Shelby County, Alabama; the other grantee, Bonnie Faye Davis, having died on or about March 3, 2003. Grady R. Davis and Bonnie Faye Davis were married at the time of the death of Bonnie Faye Davis and there were no decrees of divorce or annulment issued during their marriage.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 21st day of June, 2019.


Estate of Grady R. Davis, Deceased


By: Eleshia Joy Robinson, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Eleshia Joy Robinson, whose name as Personal Representative of Estate of Grady R. Davis, Deceased, 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 the Instrument, she, as such Personal Representative and with full authority, executed the same voluntarily for and on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of June, 2019.


NOTARY PUBLIC Katherine H. Watkins
My Commission Expires: 08/14/2021