

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Gregory A Kennemer
2520 Westminster Cir.
Birmingham, AL 35242

GENERAL WARRANTY DEED

20190702000237210
07/02/2019 02:19:35 PM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand Nine Hundred Dollars and No Cents (\$315,900.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, The Estate of Louis William Dutton, deceased, Shelby County Probate Case #PR2016-000615 (herein referred to as Grantor, whether one or more), whose mailing address is:

124 Weatheron Trail ; Harpersville AL 35078
grant, bargain, sell and convey unto Gregory A Kennemer (herein referred to as Grantee, whether one or more), whose mailing address is:

2520 Westminster Cir. ; Birmingham, AL 35242
the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of Meadowridge, as recorded in Map Book 11 page 40, in the Probate Office of Shelby County, Alabama.

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

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, I/we have hereunto set my/our hand(s) and seal(s), this the 28th day of June, 2019.

THE ESTATE OF LOUIS WILLIAM DUTTON,
DECEASED, SHELBY COUNTY PROBATE CASE
#PR2016-000615

Louis William Dutton Jr.
Louis William Dutton Jr.
Personal Representative
Gwendolyn Dutton Daniel
Gwendolyn Dutton Daniel
Personal Representative



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 02:19:35 PM
\$332.00 CHARITY
20190702000237210

Allen S. Boyd

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Louis William Dutton, Jr. and Gwendolyn Dutton Daniel whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they in his/her/their capacity as Personal Representatives of The Estate of Louis William Dutton, deceased, Shelby County Probate Case #PR2016-000615 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of June, 2019.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____

