

This Instrument was Prepared by:  
Cassy L. Dailey  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
File No.: 44444-19-1758

Send Tax Notice To: Regina R. Brown  
80 Downs Circle  
Shelby, AL 35143

20191024000391720  
10/24/2019 09:11:42 AM  
DEEDS 1/2

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Dolores Lawley and Faye Gentry, Co-Personal Representatives of The Estate of Gertrude D. Adams, deceased, Probate Case No. PR-2019-000348**, whose mailing address is 80 Downs Circle, Shelby, AL 35143 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Regina R. Brown, whose mailing address is 480 Monticello Dr, Auburn, AL 36830** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **80 Downs Circle, Shelby, AL 35143**; to wit:

Lot 9, according to the Map of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, page 96, in the Probate Office of Shelby County, Alabama.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

**\$270,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

William A. Adams died on or about November 29th, 1984.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Co-Personal Representatives, Dolores Lawley and Faye Gentry, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of October, 2019.

THE ESTATE OF GERTRUDE D. ADAMS,  
DECEASED

  
Dolores Lawley  
Co-Personal Representative

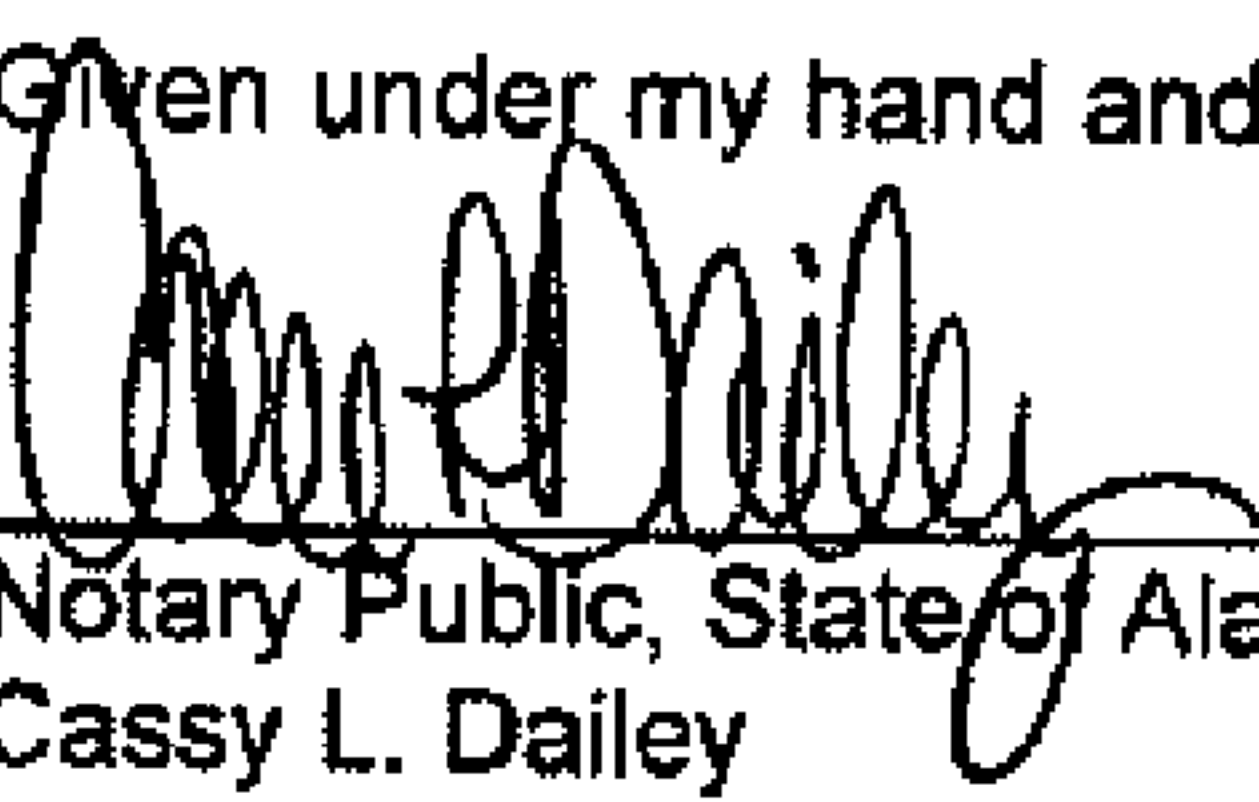
  
Faye Gentry  
Co-Personal Representative

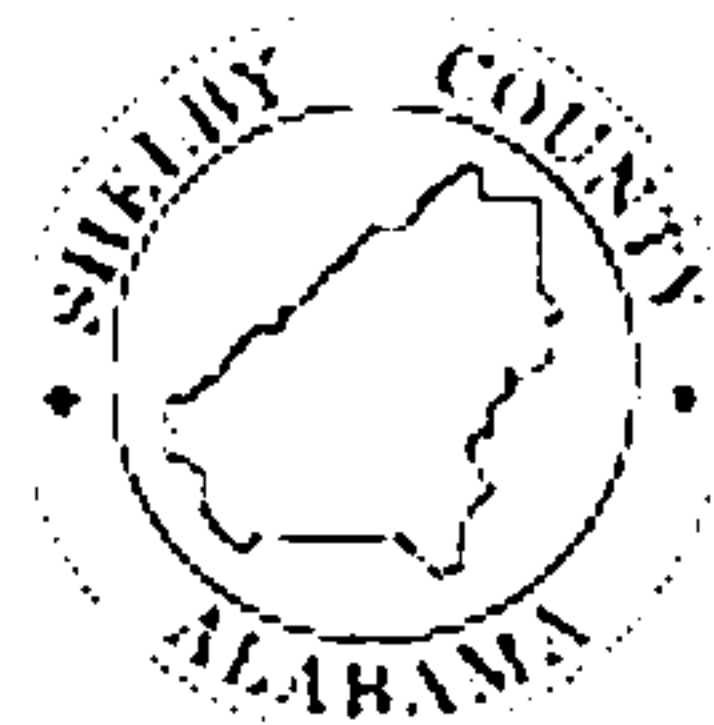
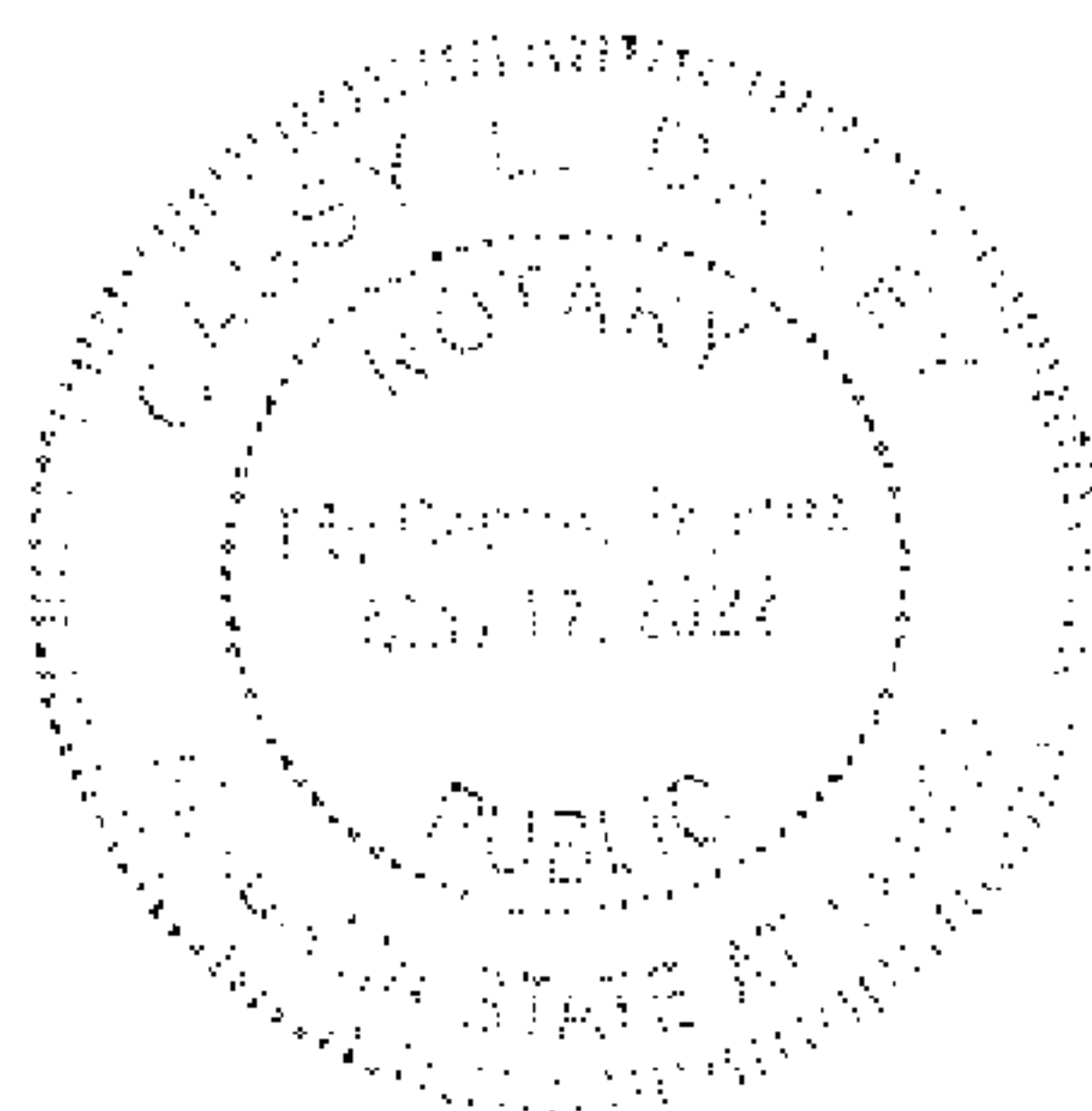
State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Dolores Lawley and Faye Gentry, Co-Personal Representatives of The Estate of Gertrude D. Adams, deceased, Probate Case No. PR-2019-000348 are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance they, as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 17th day of October, 2019.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2019 09:11:42 AM  
\$326.00 CHERRY  
20191024000391720

