

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-19-1972

Send Tax Notice To: Daniel M. Sledge
169 Rocky Ridge Drive
Helena, AL 35080

20191101000405160
11/01/2019 12:56:26 PM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixteen Thousand Dollars and No Cents (\$116,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Christopher Lee Thomas, Personal Representative of The Estate of Gerald L. Thomas, deceased, Shelby County Probate Case # PR-2019-000709**, whose mailing address is **169 Rocky Ridge Drive, Helena, AL 35080** (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 **Daniel M. Sledge, whose mailing address is 160 Indigo Lane, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **169 Rocky Ridge Drive, Helena, AL 35080**; to wit;

Lot 62, according to the Survey of Rocky Ridge Townhomes, Phase One, as recorded in Map Book 22, Page 132, in the Probate Office of Shelby County, Alabama.

\$113,898.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

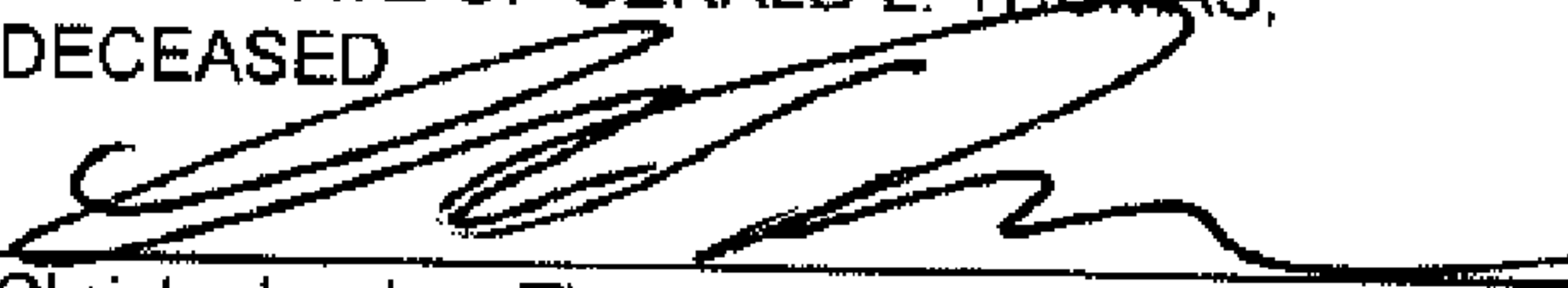
TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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 Personal Representative, Christopher Lee Thomas, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of October, 2019.

* Daniel M. Sledge,
is one and the same as,
Daniel Sledge.

THE ESTATE OF GERALD L. THOMAS,
DECEASED


Christopher Lee Thomas
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 Christopher Lee Thomas, Personal Representative of The Estate of Gerald L. Thomas, 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 foregoing conveyance he/she/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 25th day of October, 2019.



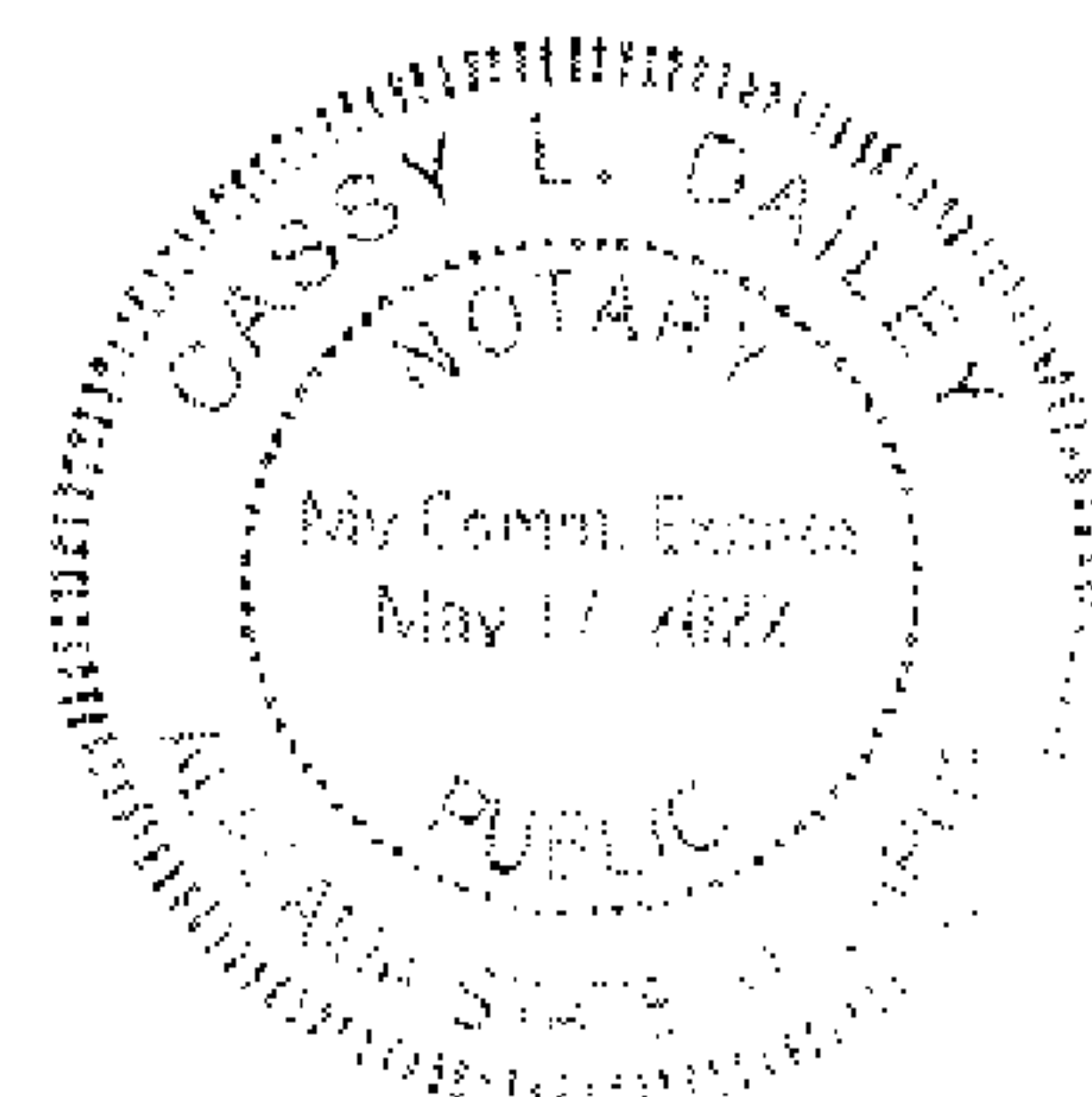
Notary Public, State of Alabama

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
11/01/2019 12:56:26 PM
\$24.50 CHERRY
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Allen S. Beyl