

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209

Judith J. Cross
2613 Arbor Way
Hoover, AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars (\$380000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Forrest Bradford Sheffield, Administrator and Personal Representative of the Estate James Forrest Sheffield, deceased, Shelby County Probate Case No. PR-2019-00459, Pursuant to an Order to Sale dated October 29, 2019, whose address is 1140 Ashford Lane Birmingham, AL 35242** herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Judith J. Cross**, whose mailing address is **2613 Arbor Way, Hoover, AL 35244** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **2613 Arbor Way, Hoover, AL 35244** to wit:

Lot 151, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$342,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1 day of

November, 2019.

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Forrest Bradford Sheffield
Forrest Bradford Sheffield, Administrator
and Personal Representative of the Estate of
James Forrest Sheffield

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Forrest Bradford Sheffield** whose name 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 this conveyance, he, in his capacity as Administrator and Personal Representative of the Estate of James Forrest Sheffield and with full authority, executed the same voluntarily.

Nov WITNESS my hand and official seal in the county and state aforesaid this the 1st day of Nov, 2019

My Commission Expires:

10/31/2020

[Signature]
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2019 01:32:11 PM
\$405.00 CHERRY
20191104000407520

Allie S. Bayal