

Send tax notice to:  
NICHOLAS HEATH SUTTON  
5235 JAMESWOOD LANE  
BIRMINGHAM, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2019786T

**20191212000458820**

**12/12/2019 08:08:51 AM**

**DEEDS 1/4**

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **William G. Hoover, Jr., Bradley W. Hoover and Margaret H. Hart, Co-Personal Representatives of the Estate of Martha W. Hoover, Shelby County, Alabama, Probate Case #PR-2018-000796** whose mailing address is: 219 Loggins Ct Franklin TN 37067 (hereinafter referred to as Grantors) in hand paid by **NICHOLAS HEATH SUTTON and ROBIN LEAH SUTTON** whose property address is: **5235 JAMESWOOD LANE, BIRMINGHAM, AL, 35244** (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 30, according to the Survey of Jameswood, Third Sector as recorded in Map Book 11, page 109 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Jameswood, Third Sector as recorded in Map Book 11, page 109 in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. SINK HOLE PRONE AREAS: The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the members thereof, and all other agents, servants or employees of Shelby County, Alabama, make no representation whatsoever that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. Areas

underlain by limestone and thus may be subject to lime sink activity. There is no visible evidence of sink holes on this property.

\$342,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor, The Estate of Martha W. Hoover by William G. Hoover, Jr., its Co-Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10<sup>th</sup> day of December, 2019.

The Estate of Martha W. Hoover

William G. Hoover, Jr.

William G Hoover, Jr., Co-Personal Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William G. Hoover, Jr., whose names as Co-Personal Representative of the Estate of Martha W. Hoover, 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 said instrument, he/she in their capacity as said Co-Personal Representative of the Estate of Martha W. Hoover, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 10<sup>th</sup> day of December, 2019.



Charles D. Stewart, Jr.  
Notary Public

Print Name:

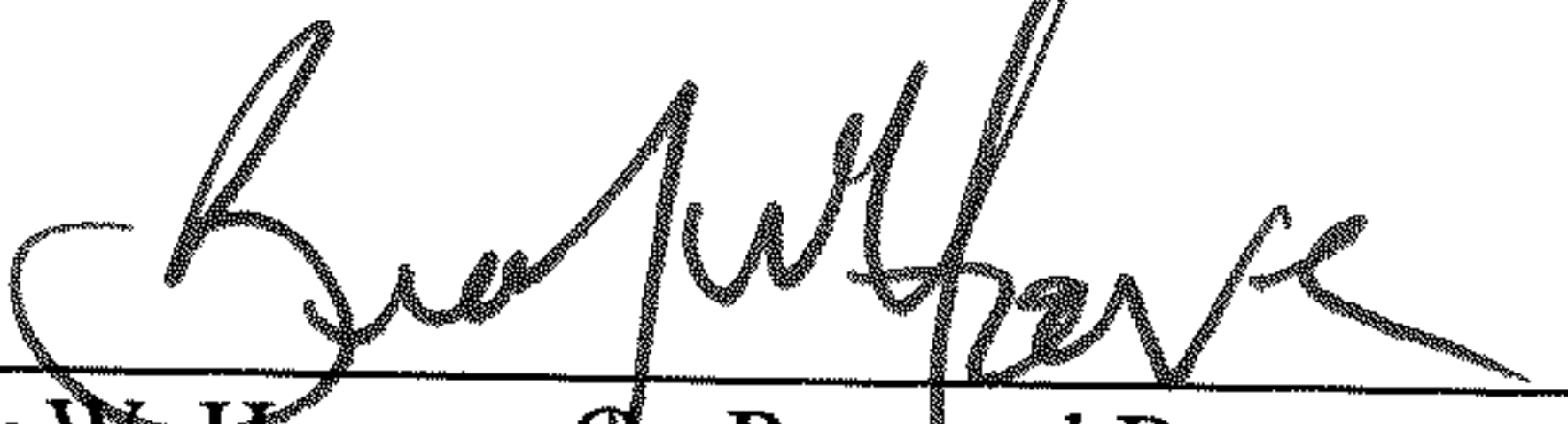
Commission Expires:

April 30 20



IN WITNESS WHEREOF, Grantor, The Estate of Martha W. Hoover by Bradley W. Hoover, Jr., its Co-Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10<sup>th</sup> day of December, 2019.

The Estate of Martha W. Hoover

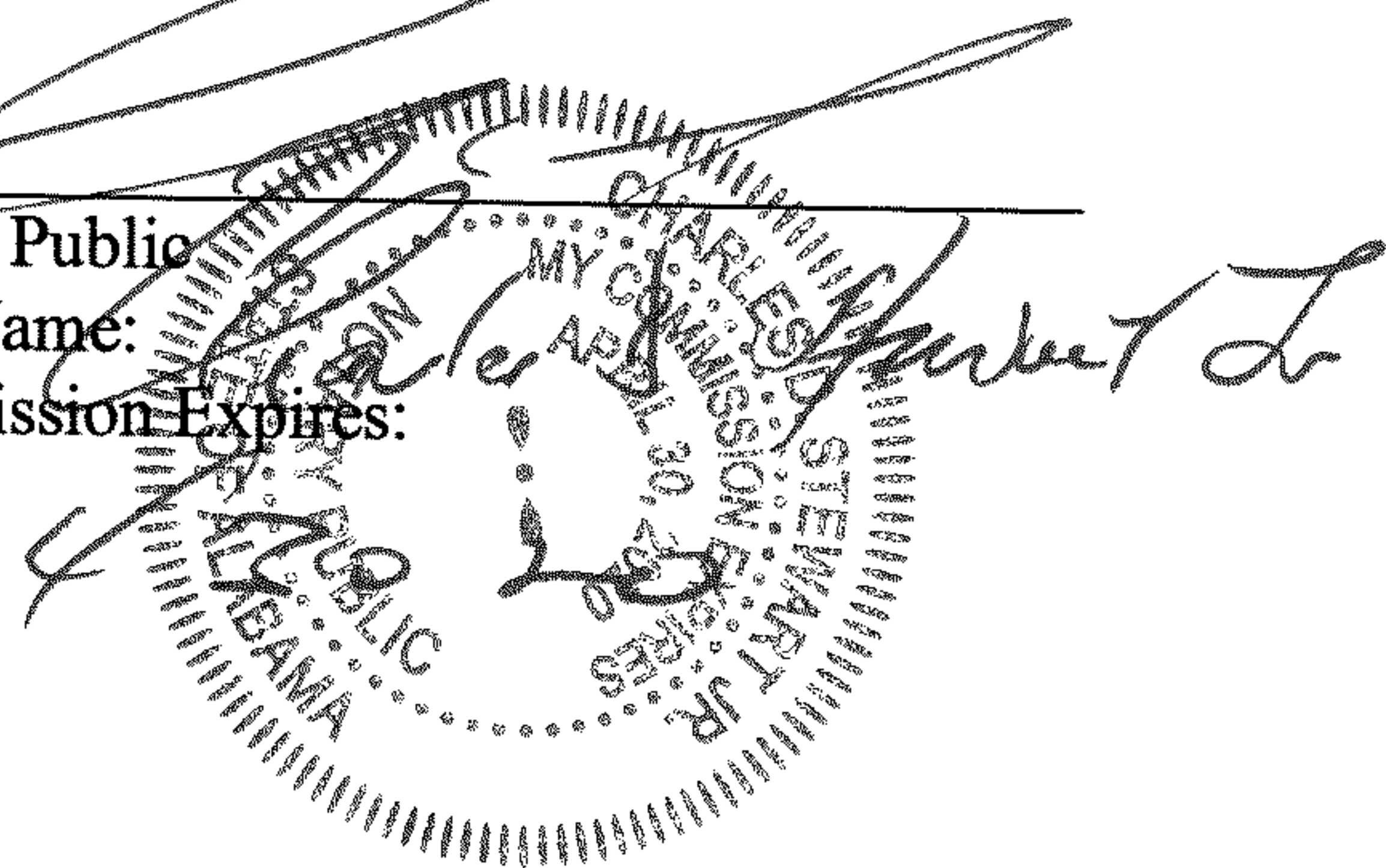
  
\_\_\_\_\_  
Bradley W. Hoover, Co-Personal Representative

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley W. Hoover, whose names as Co-Personal Representative of the Estate of Martha W. Hoover, 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 said instrument, he/she in their capacity as said Co-Personal Representative of the Estate of Martha W. Hoover, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 10<sup>th</sup> day of December, 2019.

\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:



IN WITNESS WHEREOF, Grantor, The Estate of Martha W. Hoover by Margaret H. Hart, its Co-Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9 day of December, 2019.

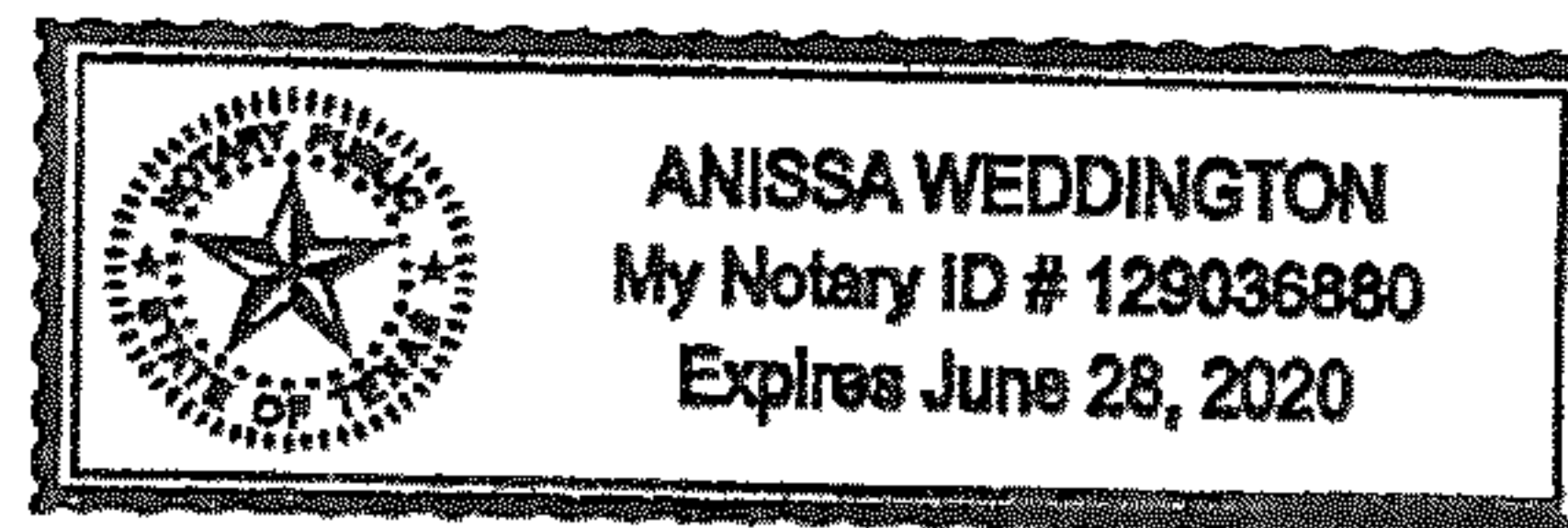
The Estate of Martha W. Hoover  
Margaret H. Hart  
Margaret H. Hart, Co-Personal Representative

STATE OF Texas  
COUNTY OF Bexar

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret H. Hart, whose names as Co-Personal Representative of the Estate of Martha W. Hoover, 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 said instrument, he/she in their capacity as said Co-Personal Representative of the Estate of Martha W. Hoover, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 9 day of December, 2019.

Anissa Weddington  
Notary Public  
Print Name: Anissa Weddington  
Commission Expires: June 28, 2020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/12/2019 08:08:51 AM  
\$51.00 CHERRY  
20191212000458820

Allie S. Bayl