

Send tax notice to:
JAMES A VILECE
385 ROCKPORT LANE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2019753

SHELBY COUNTY

WARRANTY DEED

20191217000466910
12/17/2019 01:34:57 PM
DEEDS 1/2

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$329,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **EUGENIA ANN MCWILLIAMS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EUGENE D MCWILLIAMS, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR2018-000825**, whose mailing address is: 1425 Blenheim Place Birmingham AL 35215 (hereinafter referred to as Grantor) in hand paid by **JAMES A VILECE** whose property address is: **385 ROCKPORT LANE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Cobblestone Square Subdivision, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot 26 of said subdivision begin more particularly described as follows: Begin at the Southeast corner of Lot 25 thence run North 11 degrees 09 minutes 40 seconds East for a distance of 34.27 feet; thence run South 77 degrees 12 minutes 25 seconds East for a distance of 2.30 feet; thence run South 15 degrees 00 minutes 24 seconds West for a distance of 34.28 feet to the Point of Beginning.

Eugene D. McWilliams is the surviving grantee of that deed recorded in Instrument No. 1994-09009, in the Probate Office of Shelby County, Alabama; the other grantee Gloria T. McWilliams, having died on or about the 17th day of March, 2015.

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. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst # 1993-2851, amended by Instrument # 1993-27599; Instrument # 1993-27600 and Inst # 1994-7759, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company as set forth in Inst # 1993-24586, in the Probate Office of Shelby County, Alabama.
4. Release of damages as recorded in Inst # 1993-32007, as recorded in the Probate Office of Shelby County, Alabama.
5. Such state of facts as shown on recorded map in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama.


\$263,920.00 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 EUGENE D MCWILLIAMS by EUGENIA ANN MCWILLIAMS its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 13th day of December, 2019.

ESTATE OF EUGENE D MCWILLIAMS


BY: EUGENIA ANN MCWILLIAMS
AS: 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 EUGENIA ANN MCWILLIAMS, whose names as PERSONAL REPRESENTATIVE of the ESTATE OF EUGENE D MCWILLIAMS, 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, she, in her capacity as said Personal Representative of the Estate of Eugene D McWilliams, 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 13th day of December, 2019.


Notary Public
Print Name: D. Haver, Jr.
Commission Expires: 12-20-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 01:34:57 PM
\$91.00 CHARITY
20191217000466910

Allen S. Bayl