

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-19-2137

Send Tax Notice To: Ken Carbonie
Marilyn Carbonie
~~3516 Meadowbrook Circle~~ 4942 Meadow Brook
Birmingham, AL 35242 Way

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Thirty Three Thousand Four Hundred Sixty Six Dollars and No Cents (\$233,466.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Estate of Robert C. Wesson, deceased, Shelby County Probate Case # PR-2019-000556, whose mailing address is 3516 Meadowbrook Circle, Birmingham, AL 35242 (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 Ken Carbonie and Marilyn Carbonie, whose mailing address is 4942 Meadow Brook Way, Birmingham, AL 35242 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 3516 Meadowbrook Circle, Birmingham, AL 35242; to wit;

Lot 51, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65 in the Probate Office of Shelby County, Alabama.

Subject to: Restrictions, reservations and right-of-way of record.


TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

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, Deborah Ann Griffin and James C. Wesson, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of December, 2019.

ESTATE OF ROBERT C. WESSON, DECEASED,
SHELBY COUNTY PROBATE CASE #
PR-2019-000556


Deborah Ann Griffin
Co-Personal Representative


James C. Wesson
Co-Personal Representative

State of Alabama

20191220000473090 12/20/2019 12:06:05 PM DEEDS 2/2

County of Shelby

I, Rosalie K. Doggett, a Notary Public in and for said County in said State, hereby certify that Deborah Ann Griffin and James C. Wesson, Co-Personal Representatives of the Estate of Robert C. Wesson, deceased, Shelby County Probate Case # PR-2019-000556 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.

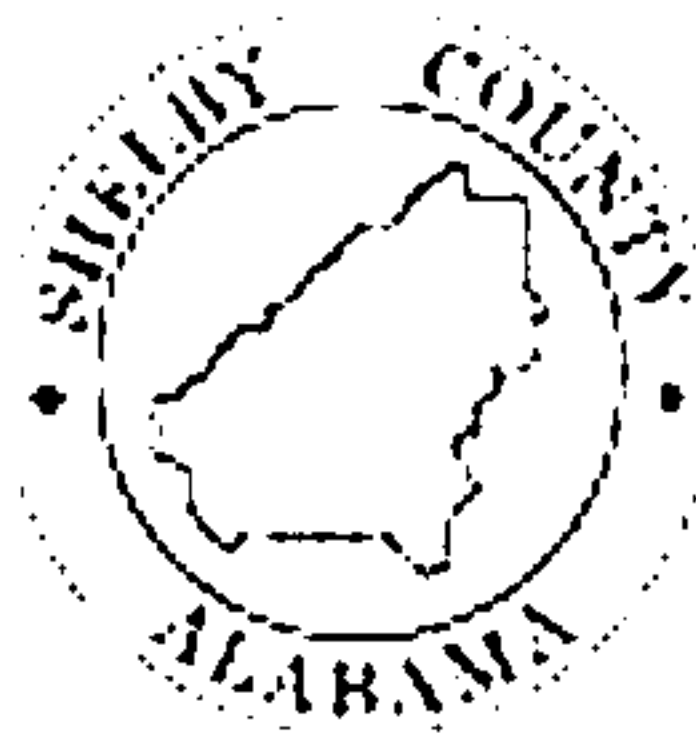
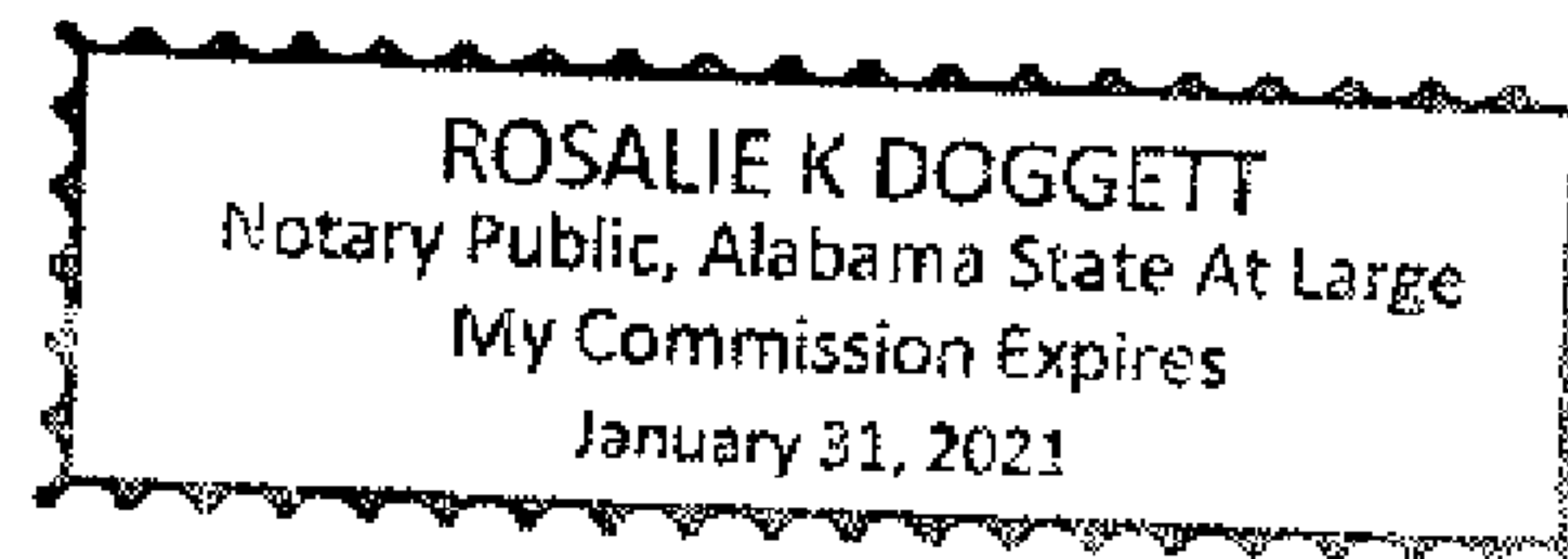
Given under my hand and official seal this the 16th day of December, 2019.



Notary Public, State of Alabama

Rosalie K. Doggett

My Commission Expires: January 31, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2019 12:06:05 PM
\$259.50 CHARITY
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Alvin S. Bayl