

THIS INSTRUMENT PREPARED BY:

KATHERINE H. WATKINS, ESQ.

BOARDMAN, CARR, PETELOS,

WATKINS, & OGLE, P.C.

400 BOARDMAN DRIVE

CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS:

Jenny Hardin Childers

3216 Wagon Gap Trail

Vestavia Hills, Alabama 35216

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael Charles Stickley, Personal Representative of the Estate of Edwin M. Hardin, Deceased, Probate Case No. PR-2019-000529**, (hereinafter referred to as GRANTOR), whose address is 1069 Liberty Road, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Jenny Hardin Childers**, (hereinafter referred to as GRANTEEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Survey of Hardin Estates, as recorded in Map Book 51, page 86, in the Probate Office of Shelby County, Alabama.

Property Address: 189 Stevie Lane, Wilsonville, Alabama 35186

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

There are to be no mobile homes on subject property at any time.

Edwin M. Hardin was the surviving grantee of that certain deed recorded in Inst. No. 2002-1894 in the Probate Office of Shelby County, Alabama; the other grantee, Loraine W. Hardin, having died on February 9, 2012.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30 day of December, 2019.



2020010200000230 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
01/02/2020 08:26:56 AM FILED/CERT

Estate of Edwin M. Hardin, Deceased

By: Michael Charles Stickley
Michael Charles Stickley, Personal Representative

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael Charles Stickley, whose name as Personal Representative of the Estate of Edwin M. Hardin, 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 Instrument he, as such Personal Representative and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of December, 2019.

Katherine H. Watkins

NOTARY PUBLIC Katherine H. Watkins

My Commission Expires: 08/14/2021