

**This Instrument Prepared by:**

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

**SEND TAX NOTICE TO:**

**Linda Dorrance Cave  
101 Amanda Place  
Pelham, AL 35124**

[Space Above This Line for Recording Data]

**20200127000034260  
01/27/2020 11:24:51 AM  
DEEDS 1/2**

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00)** 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, **Trevor P. Kesler**, a single man, whose address is 132 Austin Circle Pelham AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Linda Dorrance Cave** whose mailing address is **101 Amanda Place, Pelham, AL 35124** (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 101 Amanda Place, Pelham, AL 35124 to wit:

Lot 13, according to the survey of Amanda Trace, as recorded in Map Book 23, Page 18, 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.

This property does not constitute the homestead of the Grantor or his spouse

\$.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 24 day of JAN, 2020.

  
Trevor P. Kesler

20200127000034260 01/27/2020 11:24:51 AM DEEDS 2/2

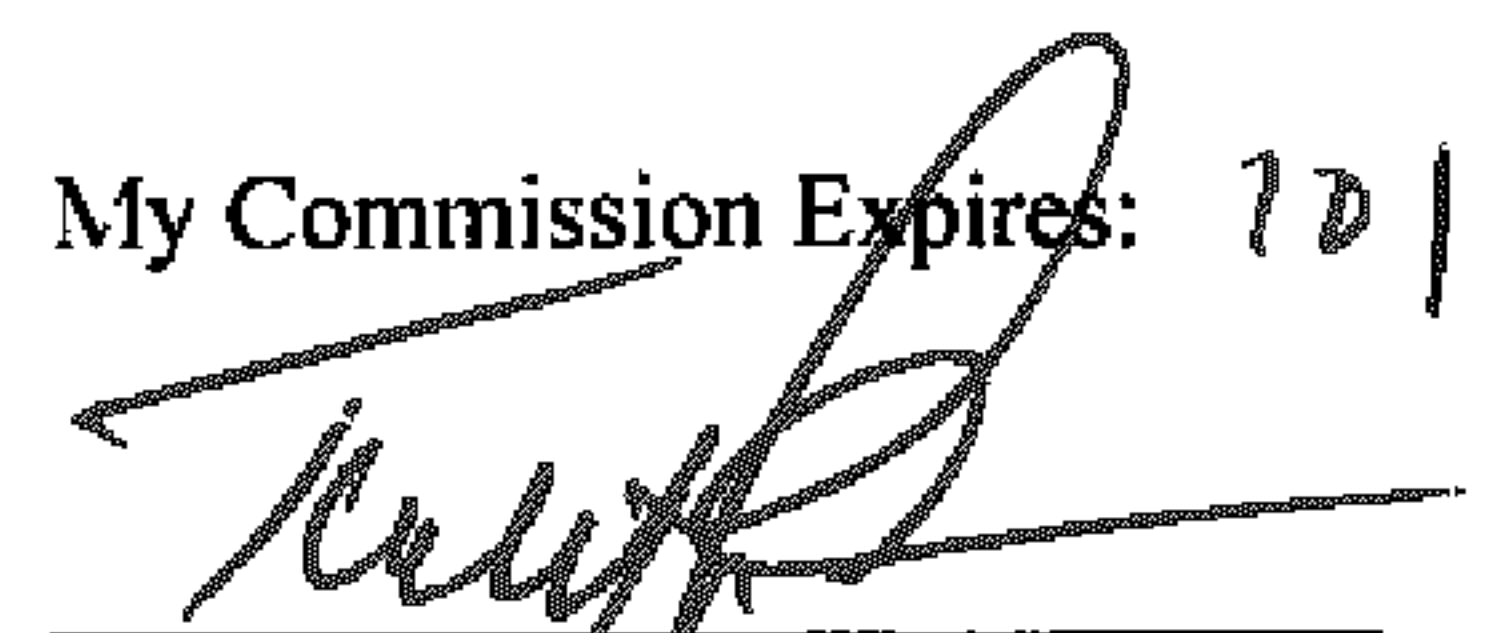
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Trevor P. Kesler 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 Personal Representative of the Estate of Fay P. Haney and with full authority, executed the same voluntarily.

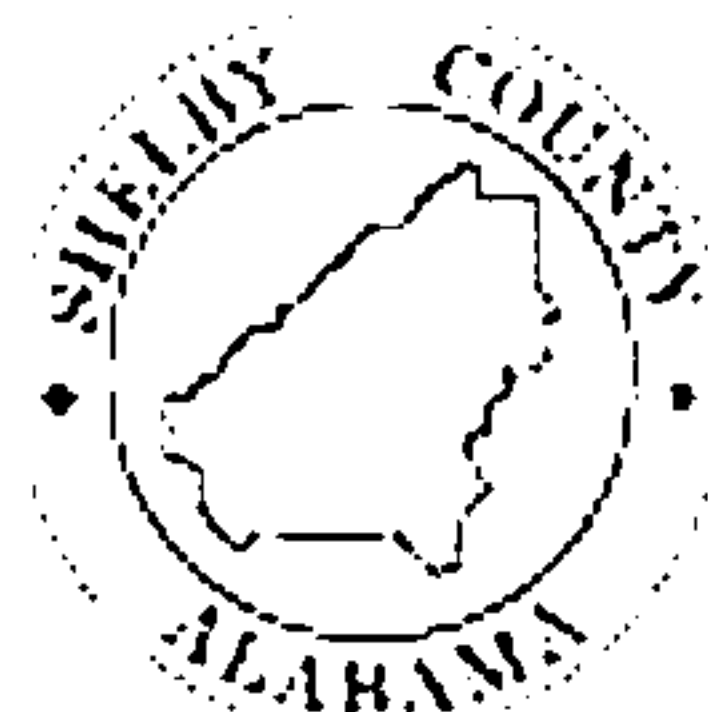
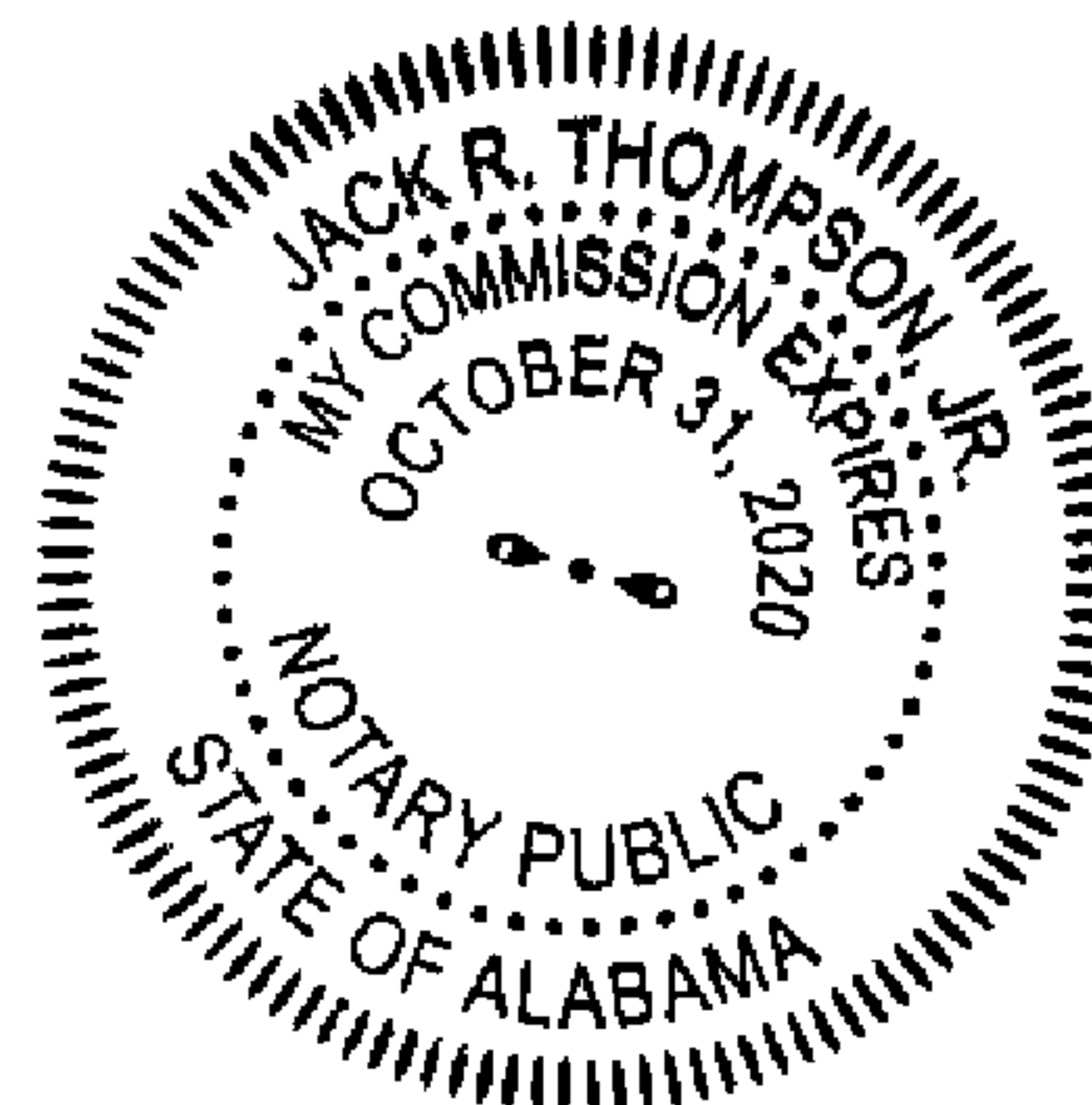
Jan WITNESS my hand and official seal in the county and state aforesaid this the 24 day of Jan, 2020

My Commission Expires: 10/31/2020

  
Notary Public

(SEAL)

ATB 1449



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2020 11:24:51 AM  
\$215.00 CHERRY  
20200127000034260

Allie S. Bayl