

Send tax notice to:
BETTY THOMAS MCDOWELL
2811 ST PATRICK'S PLACE N
HELENA, AL, 35080

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

STATE OF ALABAMA

2020112T

20200302000082240

SHELBY COUNTY

03/02/2020 02:13:47 PM
DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Three Thousand and 00/100 Dollars (\$163,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **HELEN WILSON SMITH, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY LUCY WILSON, Shelby County Alabama, Probate Case #PR-2019-000424**, whose mailing address is: 4943 Glen Eagle Dr Tuscaloosa AL 35406 (hereinafter referred to as Grantor) in hand paid by **BETTY THOMAS MCDOWELL** whose property address is: **2811 ST PATRICK'S PLACE N, HELENA, AL, 35080** (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 29, according to the Survey of Braelinn Village, Phase II, as recorded in Map Book 13, page 125, in the Probate Office of Shelby County, Alabama.

Mary L Wilson and Mary Lucy Wilson are one and the same person.

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 Braelinn Village, Phase II, as recorded in Map Book 13, page 125, 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. Transmission line permits in favor of Alabama Power Company recorded in Real Book 167, page 419; Real Book 220, page 449 and Real Book 236, page 966.
5. Agreement with Alabama Power Company recorded in Real Book 166, page 64.

\$160,047.00 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 MARY LUCY WILSON by HELEN WILSON SMITH, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 27th day of February, 2020.

ESTATE OF MARY LUCY WILSON

Helen Wilson Smith

BY: HELEN WILSON SMITH
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 HELEN WILSON SMITH, whose name as Personal Representative of the Estate of Mary Lucy Wilson, 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, they, in her capacity as said Personal Representative of the Estate of Mary Lucy Wilson, 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 27th day of February, 2020.

Notary Public
Print Name: *Charles D. Hunt*
Commission Expires: *9-30-20*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 02:13:47 PM
\$29.00 CHARITY
20200302000082240

Allen S. Beal