

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-2349

Send Tax Notice To: Denise J. Artimisi
170 Sugar Hill Ln.
Alabaster, AL 35007

20200325000118140
03/25/2020 02:00:49 PM

WARRANTY DEED

DEEDS 1/3

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Twenty Six Thousand Dollars and No Cents (\$126,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Estate of Penelope C. Cottrell, deceased, Shelby County Probate Case #PR-2019-000588, whose mailing address is 14532 St George Hill Dr, Orlando, FL 32818 (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 Denise Joy Artimisi, whose mailing address is 170 Sugar Hill Ln., Alabaster, AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 170 Sugar Hill Lane, Alabaster, AL 35007; to wit;

Lot 29, according to the Survey of Sugar Hill Townhomes, as recorded in Map Book 28, Page 115, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, Restrictions and Rights of Way of record.

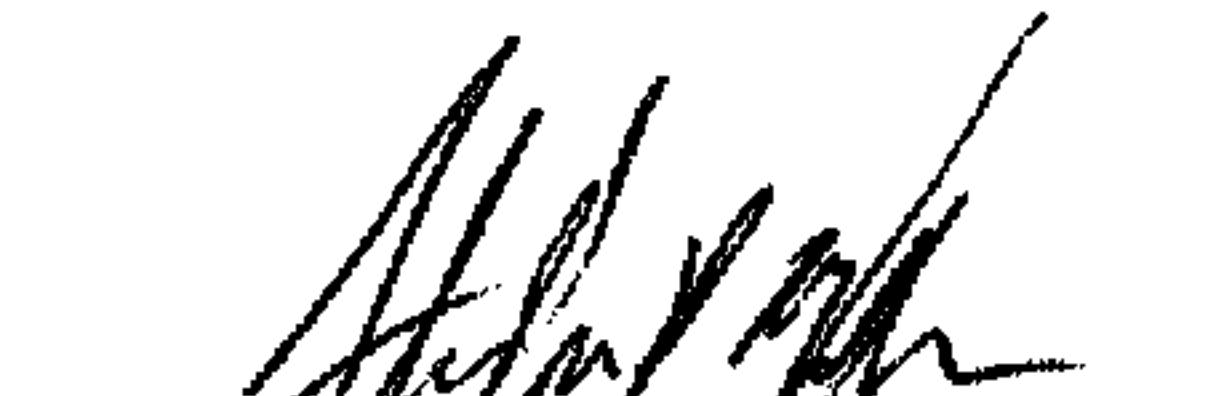
\$46,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Denise Joy Artimisi is one and the same person as Denise J. Artimisi.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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 Personal Representatives, Russell C. Mullen and Stephen R. Mullen, who is/are authorized to execute this conveyance, has hereto set their signature and seal, this the 20th day of March, 2020.



Stephen R. Mullen
Personal Representative

State of Florida

County of Orange

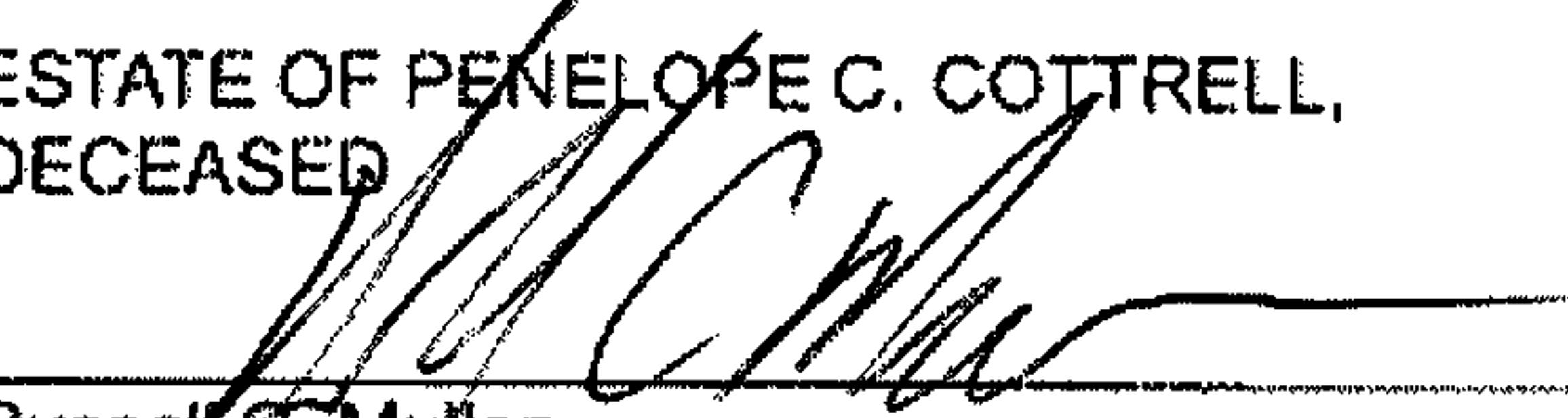
I, Rita L. Broyles, a Notary Public in and for said County in said State, hereby certify that Stephen R. Mullen, Personal Representative of the Estate of Penelope C. Cottrell, deceased, Shelby County Probate Case #PR-2019-000588, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he, as such Personal Representative 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 18th day of March, 2020.

Rita L. Broyles
Notary Public, State of Florida
Rita L. Broyles
My Commission Expires: 03/28/2023



ESTATE OF PENELOPE C. COTTRELL,
DECEASED


Russell C. Mullen
Personal Representative

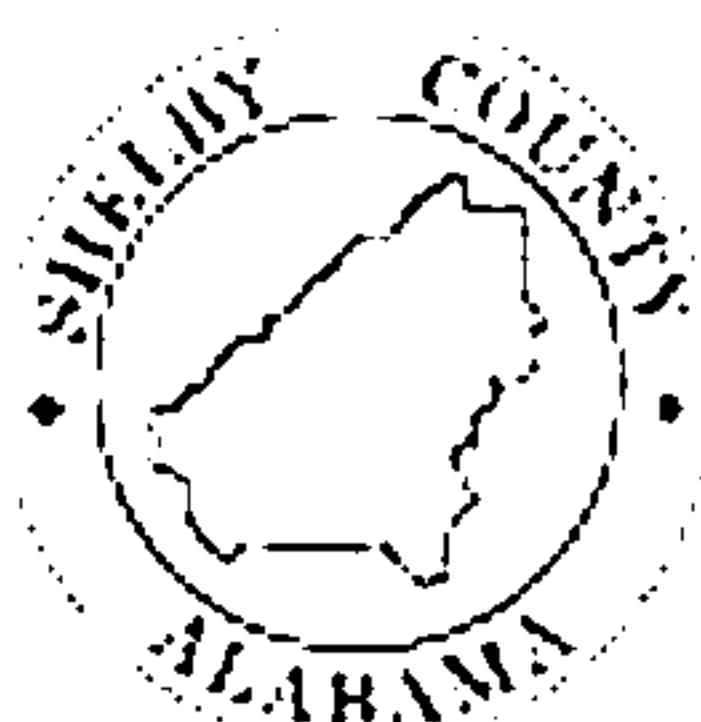
State of TN

County of Davidson

I, Bryan Lowhorn, a Notary Public in and for said County in said State, hereby certify that Russell C. Mullen, Personal Representative of the Estate of Penelope C. Cottrell, deceased, Shelby County Probate Case #PR-2019-000588, 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 foregoing conveyance he, as such Personal Representative 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 19 day of March, 2020.


Notary Public, State of TN
Bryan Lowhorn
My Commission Expires: 24 June 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2020 02:00:49 PM
\$108.00 CHARITY
20200325000118140

