

20200330000123330
03/30/2020 10:15:53 AM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Shelly Brand Floyd
Brian William Floyd
3624 Cheshire Rd
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**The Estate of Judy Cowley Barnes, deceased, Shelby County Probate Case #PR-2020-000021, by
and through Judson Palmer Barnes, its Personal Representative and Trustee**
(herein referred to as Grantor) do grant, bargain, sell and convey unto

Shelly Brand Floyd and Brian William Floyd
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 30, according to the Survey of Meadowbrook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

\$250,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Judy Cowley Barnes is one and the same as Judy Crowley Barnes.

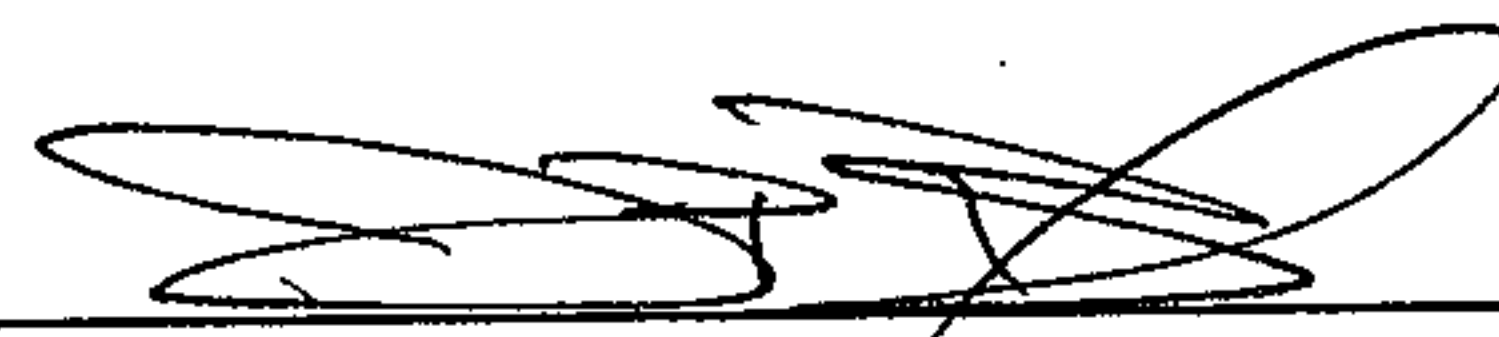
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, 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, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, The Estate of Judy Crowley Barnes, deceased, Shelby County Probate Case #PR-2020-000021, by its Personal Representative and Trustee, Judson Palmer Barnes who is authorized to execute this conveyance, has hereto set its signature and seal, this March 26, 2020.

**The Estate of Judy Cowley Barnes, deceased,
Shelby County Probate Case #PR-2020-000021**

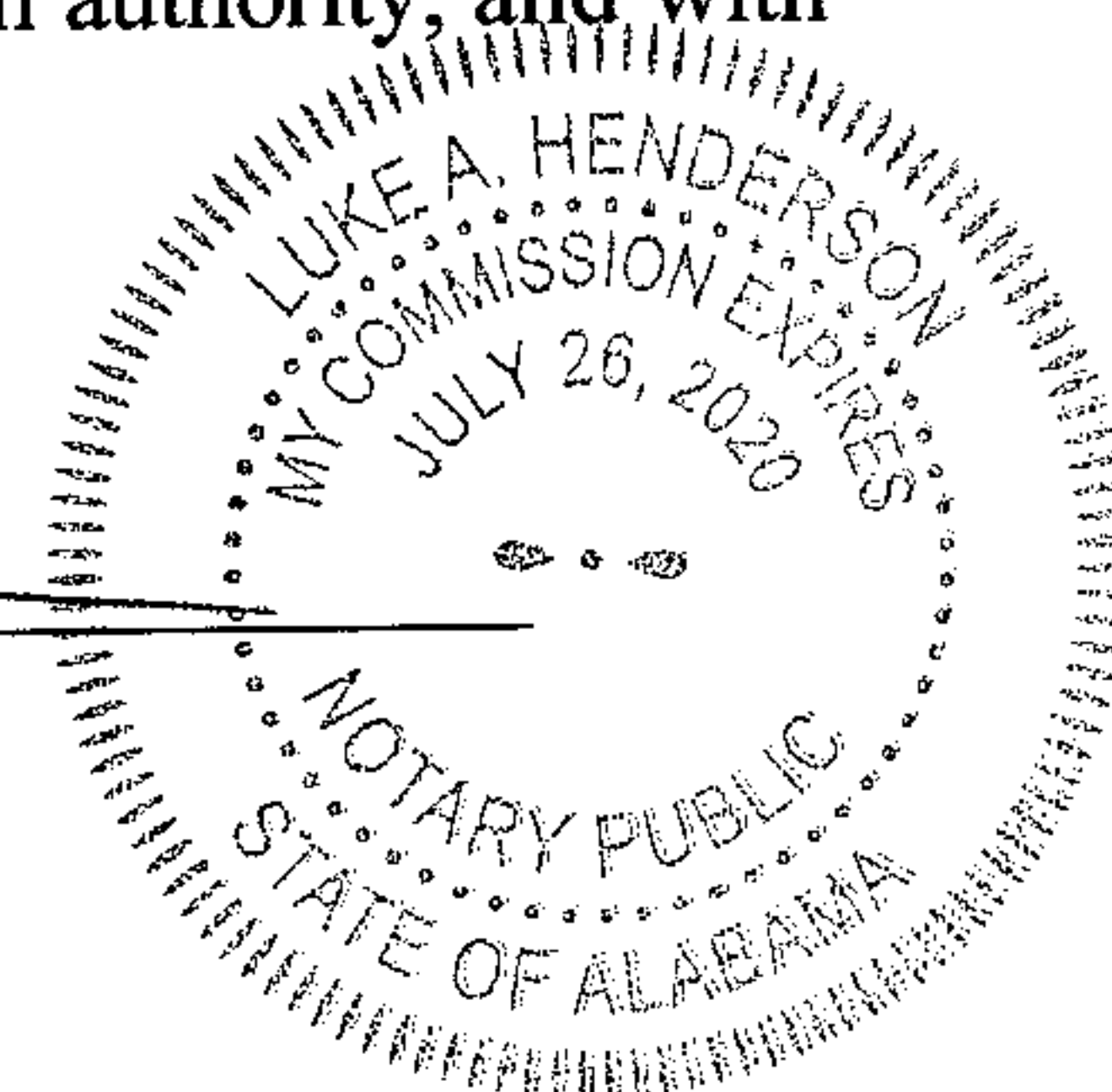
by: 
Judson Palmer Barnes
Its: Personal Representative and Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judson Palmer Barnes whose name as Personal Representative and Trustee of The Estate of Judy Cowley Barnes, deceased, Shelby County Probate Case #PR-2020-000021, 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 conveyance, Judson Palmer Barnes, in his capacity as such Personal Representative and Trustee and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 26, 2020.


Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:
4912 Keith Drive
Birmingham, AL 35242

Property Address:
3624 Cheshire Rd
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2020 10:15:53 AM
\$376.00 CHERRY
20200330000123330

Allen S. Bevil