

WARRANTY DEED

20200604000224600
06/04/2020 08:30:17 AM
DEEDS 1/1

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

Send Tax Notice To:
Janet S Fliegel
113 Stratshire Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$195,900.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Michael Edwin Brill, devisee under the last will and testament of the Estate of Andrea Barger McMaster, deceased, Probate Case No PR-2019-000412

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Janet S Fliegel

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 40, according to the Map and Survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama.

Andrea B. McMaster is one and the same as Andrea Barger McMaster
Michael Edwin Brill is an unmarried man.

\$195,900.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, 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, Estate of Andrea Barger McMaster, deceased, Probate Case No PR-2019-000412, by Michael Edwin Brill, as devisee under the last will and testament of Andrea Barger McMaster who is authorized to execute this conveyance, has hereto set its signature and seal, this May 28, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2020 08:30:17 AM
\$23.00 CHERRY
20200604000224600

Allen S. Bayle

Estate of Andrea Barger McMaster, deceased,
Probate Case No PR-2019-000412

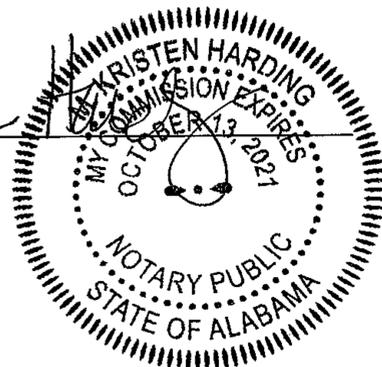
by: [Signature]
Michael Edwin Brill, Devisee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Edwin Brill whose name as Devisee under the last will and testament of Estate of Andrea Barger McMaster, deceased, Probate Case No PR-2019-000412, 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, Michael Edwin Brill, in his capacity as such devisee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 28, 2020.

[Signature]
Notary Public



My Commission Expires: 07/26/2020

Grantor's Address: 113 Stratshire Ln, Pelham, AL 35124
Property Address: 113 Stratshire Lane, Pelham, AL 35124