

WARRANTY DEED

20200805000333610
08/05/2020 01:02:09 PM
DEEDS 1/2

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

Send Tax Notice To:
Mitchell Hagood
3622 Timber Oak Cir
Helena, AL 35022

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$369,900.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Estate of Roland Hines, III, Probate Case No. PR-2019-000338 by and through Susan Hines, its
Personal Representative

And;

Estate of Danielle M. Hines, Probate Case No. PR-2019-000337, by and through Susan Hines, its
Personal Representative

And;

Estate of Roland S. Hines IV, Probate Case No. PR- 2019-000342, by and through Susan E Hines,
its Conservator

And;

Estate of Addison S. Hines Probate Case No. PR- 2019-000341, by and through Susan E Hines, its
Conservator

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

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

Lot 521-A, according to the Resurvey of Lots 520 and 521, of the Final Plat of Timberlake, Sector 5,
as recorded in Map Book 37, Page 117, in the Office of the Judge of Probate of Shelby County,
Alabama.

Susan Hines and Susan E. Hines are one and the same person.

\$351,405.00 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 Roland Hines, III, and Estate of Danielle M. Hines by its Personal Representative, Susan Hines and Estate of Roland S Hines, IV and Estate of Addison S. Hines, by its Conservator, Susan E. Hines, who is authorized to execute this conveyance, has hereto set its signature and seal, this June 26, 2020.

Estate of Roland Hines, III, Probate Case No.
PR-2019-000338

Estate of Danielle M Hines, Probate Case No.
PR-2019-000337

by: *Susan E Hines*
Susan Hines
Its: Personal Representative

by: *Susan E Hines*
Susan Hines
Its: Personal Representative

Estate of Roland S. Hines, IV, Probate Case No.
2019-000342

Estate of Addison S Hines, Probate Case No.
2019-000341

By: *Susan E Hines*
Susan E Hines
Its: Conservator

By: *Susan E Hines*
Susan E Hines
Its: Conservator

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Susan Hines whose name as Personal Representative of Estate of Roland Hines, III, and Danielle M.
Hines
and

Susan E. Hines whose name as Conservator of the Estate of Roland S. Hines, IV and Addison S. Hines
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, Susan Hines, in her capacity as such Personal
Representative and in her capacity as Conservator 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 June 26, 2020.

Luke Henderson
Notary Public



My Commission Expires:
Grantor's Address:
c/o Shelby Co Probate, 112 N Main St, Columbiana, AL 35051

Property Address:
3622 Timber Oak Cir
Helena, AL 35022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2020 01:02:09 PM
\$48.50 CHERRY
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Allen S. Bayl