

20200818000356890

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

08/18/2020 10:07:42 AM
DEEDS 1/1

Send Tax Notice To:
Michelle Lynn Ruffner

5069 Shelby Dr.
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

The Estate of Eva Pearl DiGiorgio, Deceased, In the Probate Court of Shelby County, Case No. PR-2020-00498, whose mailing address is:

1915 Carolyn Drive, Shelby, NC 28152

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michelle Lynn Ruffner, whose mailing address is: 1605 Shoal Run Trl., Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **5069 Shelby Dr., Birmingham, AL 35242** to-wit:

Lot 74, according to the Survey of Southern Pines, First Sector, as recorded in Map Book 7, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$247,350.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 14 day of August, 2020.

THE ESTATE OF EVA PEARL DIGIORGIO,
DECEASED

Eva Jo Tuttle Personal Representative

Eva Jo Tuttle
Personal Representative

State of Texas
County of Dallas



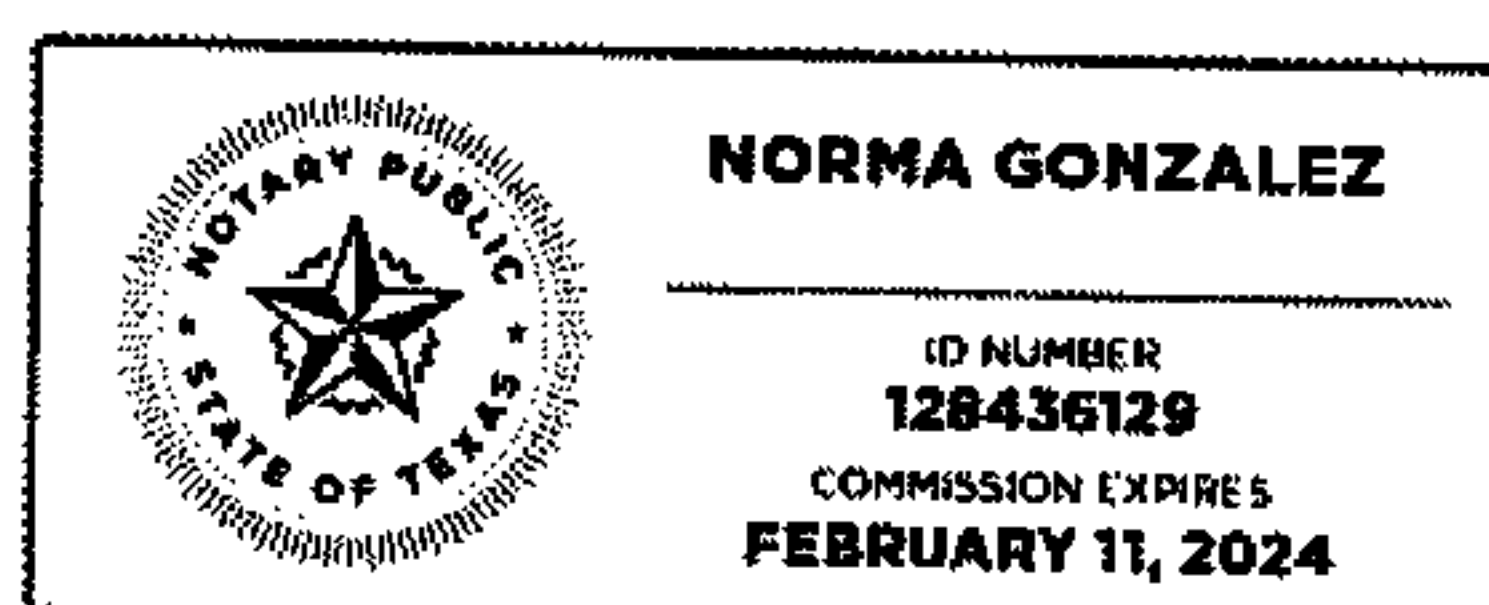
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2020 10:07:42 AM
\$30.00 CHERRY
20200818000356890

Allen S. Bayl

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Eva Jo Tuttle, As Personal Representative of The Estate of Eva Pearl DiGiorgio, Deceased, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2020.

Norma Gonzalez
Notary Public, State of Texas
Norma Gonzalez
Printed Name of Notary
My Commission Expires: 02/11/2024



Notarized online using audio-video communication

*Eva P. DiGiorgio was the surviving grantee in the deed recorded at Instrument #1999-26798; the other grantee, George S. Digiorgio, predeceased her, having died on 7-10-2015.