

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Aaron L. Lewis
507 Park Village Lane
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **NANCY WIDEMAN WOOD and JAMES LUTHER WIDEMAN, as Personal Representatives of the Estate of Betty Mason Yancy, deceased, Shelby County Probate Case No. PR-2020-000449** (herein referred to as Grantor) grant, bargain, sell and convey unto **AARON L. LEWIS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 23, according to the Final Plat of Forest Village, as recoded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; 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 heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **NANCY WIDEMAN WOOD**, its **Personal Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 7th day of August, 2020.

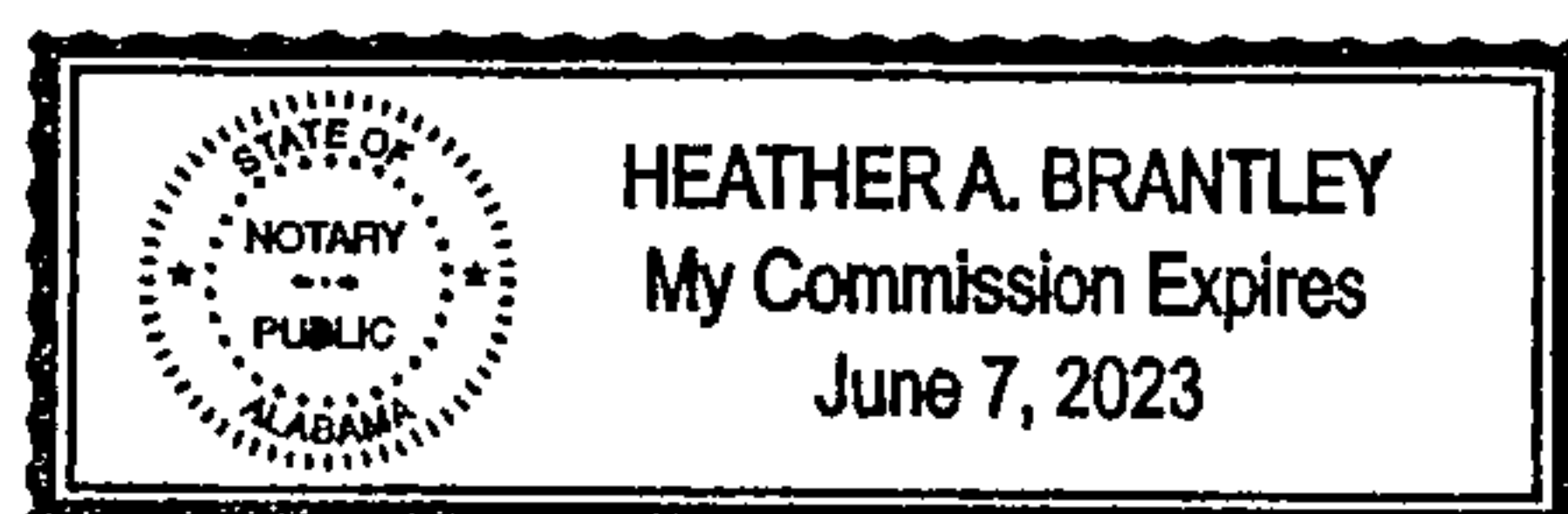
**Estate of Betty Mason Yancy, deceased,
Shelby County Probate Case No. PR2020-000449**

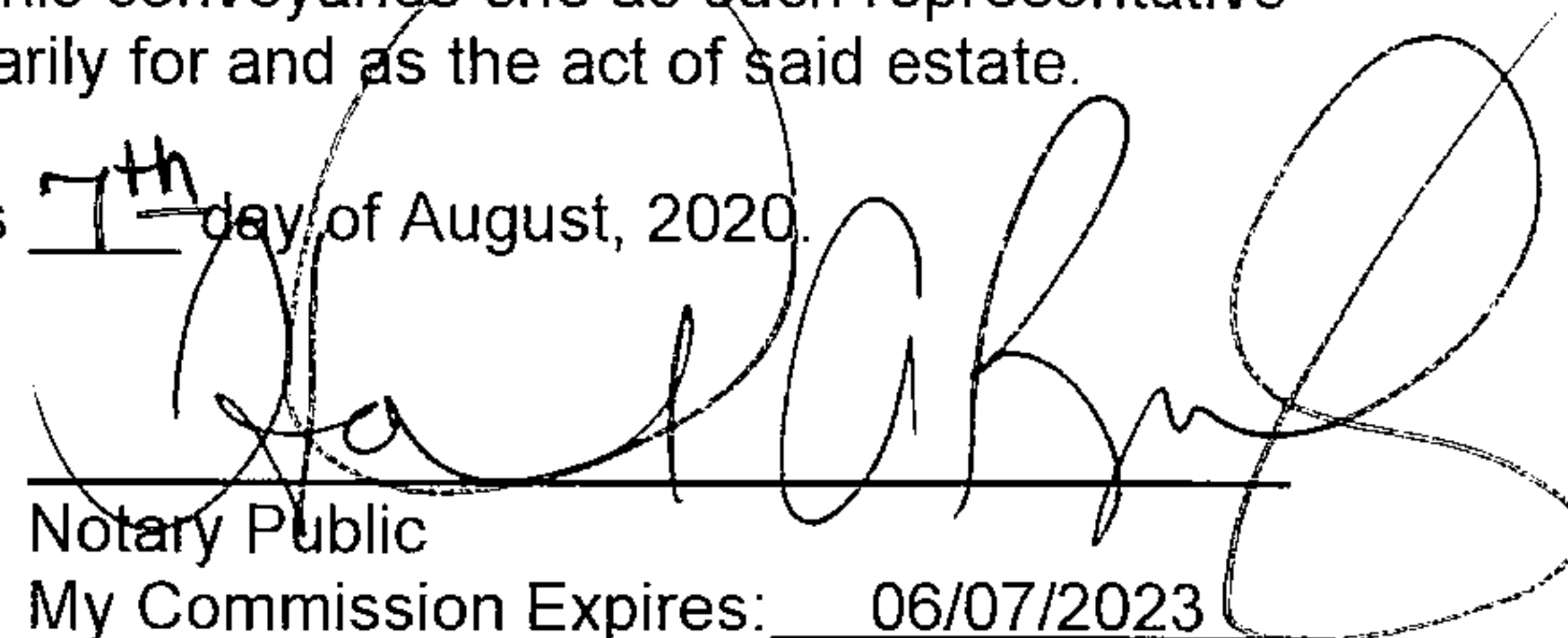

BY: **NANCY WIDEMAN WOOD**
ITS: **Personal Representative**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NANCY WIDEMAN WOOD**, whose name as **Personal Representative of The Estate of Betty Mason Yancy, deceased Shelby County Probate Case No. PR2020-000449**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.


Given under my hand and official seal this 7th day of August, 2020.




Notary Public
My Commission Expires: 06/07/2023

In Witness Whereof, the said Grantor, by **JAMES LUTHER WIDEMAN**, its **Personal Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this ____ day of August, 2020.

Estate of Betty Mason Yancy, deceased,
Shelby County Probate Case No. PR2020-000449



BY: **JAMES LUTHER WIDEMAN**
ITS: Personal Representative

STATE OF TN
COUNTY OF Rutherford

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES LUTHER WIDEMAN**, whose name as **Personal Representative of The Estate of Betty Mason Yancy, deceased Shelby County Probate Case No. PR2020-000449**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 6 day of August, 2020.




Notary Public
My Commission Expires: 09-19-2021

