

Send tax notice to:  
KEVIN JOSEPH LACASSE  
402 OLMSTED STREET  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
Shelby COUNTY

2020665

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$447,500.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **ALLISON A SINCLAIR, PERSONAL REPRESENTATIVE OF THE ESTATE OF VICTORIA LYNN WHITWORTH, DECEASED, PROBATE CASE NO. PR-2020-000220** whose mailing address is: 5020 Cahaba Valley Trace, Birmingham, AL 35242 (hereinafter referred to as Grantors) in hand paid by **KEVIN JOSEPH LACASSE** whose property address is: **402 OLMSTED STREET, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 11-21A, according to the Re-subdivision of Lots 11-21 and 11-22, Mt. Laurel, Phase II, as recorded in Map Book 32, Page 91, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Easement as recorded in Inst. No. 2003-18453.
4. Restrictions appearing of record in Inst. No. 2004-56911; Inst. No. 2005-9693; Inst. No. 20040525000276940 and Inst. No. 20041101000600940.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 2000-35579; amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270. 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681 in the Probate Office.
6. Restrictions, limitations, conditions and other provisions as set out in Map Book 28, Page 69 in the Probate Office.
7. Covenant and Agreement for water service April 24, 1989 and recorded in Real Book 235, Page 611, in the Probate Office.
8. Sewer Service Agreement dated June 22, 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Inst. No. 1999-35429 in Probate Office.
9. Declaration of Charter Easements, Covenants and Restrictions of Mt. Laurel. A Traditional Neighborhood Development as recorded in Inst. No. 2000-35580 in Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

**\$335,625.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Estate of Victoria Lynn Whitworth by Allison S Sinclair its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31 day of August, 2020.

The Estate of Victoria Lynn Whitworth

*[Handwritten Signature]*  
Allison A Sinclair, 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 Allison A Sinclair, whose name as Personal Representative of the Estate of Victoria Lynn Whitworth, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate of Victoria Lynn Whitworth and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2020.

*[Handwritten Signature]*  
Notary Public  
Print Name: Charles Stewart, Jr.  
Commission Expires: 2024  
NOTARY PUBLIC  
STATE OF ALABAMA



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/08/2020 09:46:11 AM  
\$137.00 JESSICA  
20200908000397770

*[Handwritten Signature]*  
Allison S. Bayl