

WARRANTY DEED

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

Send Tax Notice To:
Greg Garcia
2604 Lakeland Trail
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTY OF JEFFERSON AND SHELBY)

20201013000465330
10/13/2020 03:23:20 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Three Thousand Two Hundred Sixty and 00/100 Dollars (\$243,260.00), 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 Celeste Dixon Waller, Probate Case 20BHM00918, by and through Douglas Mabry
Garner, its Personal Representative**

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

Greg Garcia

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

Lot 38, according to the Survey of River Estates, as recorded in Map Book 53, page 55, in the Office of the Judge of Probate of Jefferson County, Alabama, and Map Book 4, page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

Celeste D. Waller in Jefferson County, Alabama Probate Case 20BHM00918, is one and the same person as Celeste Dixon Garner, the surviving grantee of that deed recorded in Real Volume 1912, page 913, the other Grantee, Mabry E. Garner having predeceased her on August 14, 2000.

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/her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Estate of Celeste Dixon Waller, Probate Case 20BHM00918, by its Personal Representative, Douglas Mabry Garner who is authorized to execute this conveyance, has hereto set its signature and seal, this September 28, 2020.

Estate of Celeste Dixon Waller, Probate Case
20BHM00918

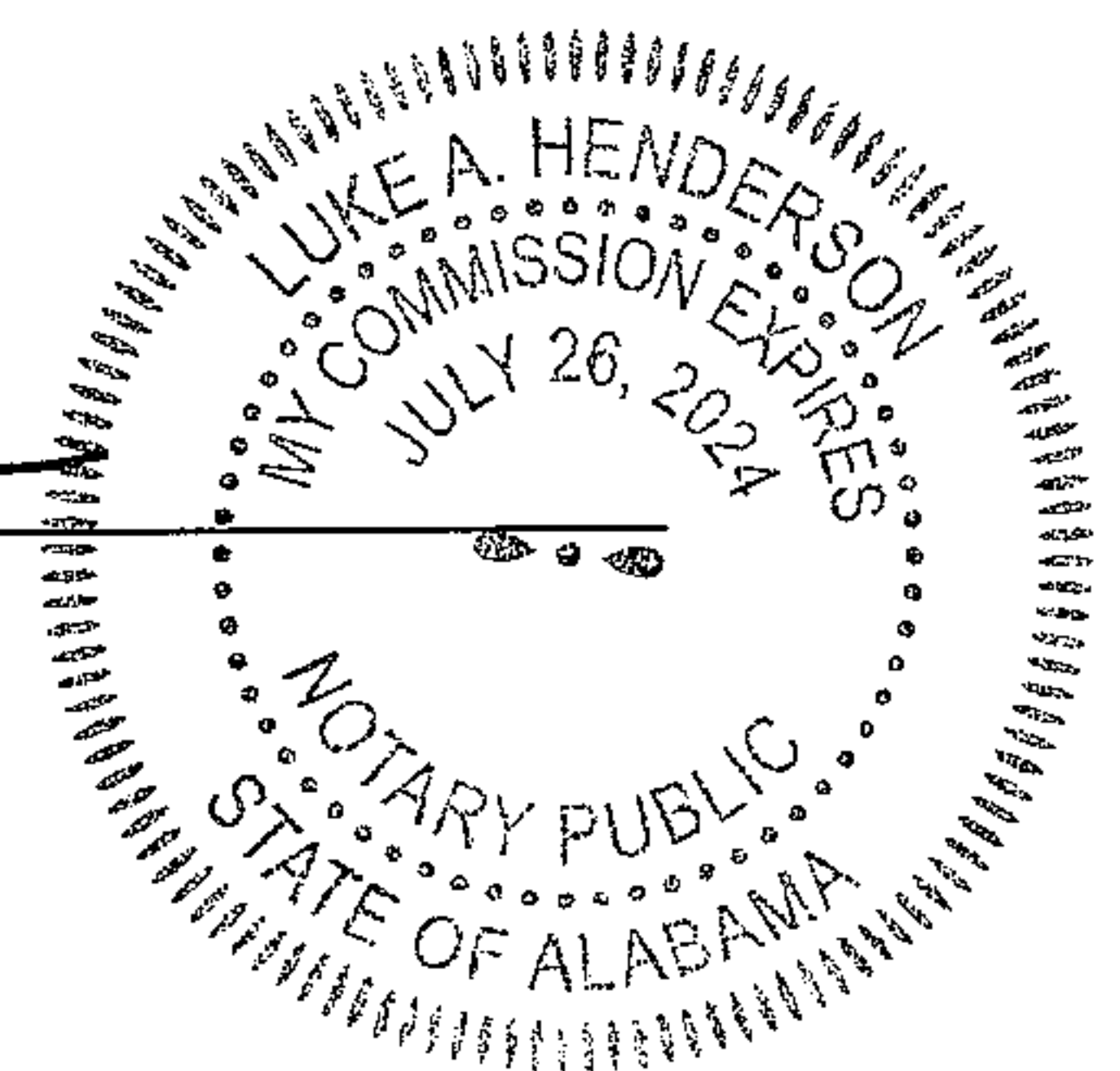
by: *Douglas Mabry Garner - Personal Representative*
Douglas Mabry Garner
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas Mabry Garner whose name as Personal Representative of Estate of Celeste Dixon Waller, Probate Case 20BHM00918, 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, Douglas Mabry Garner, in his capacity as such Personal Representative 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 September 28, 2020.

Luke A. Henderson
Notary Public



My Commission Expires: 7/26/2024

Grantor's Address:
311 S. School Street
Fairhope, AL 36532

Property Address:
2700 Lakeland Trail
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2020 03:23:20 PM
\$26.00 CHARITY
20201013000465330

Allen S. Bayl