

20201016000472330
10/16/2020 02:19:02 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Janice Hyche Atwater

4017 Crossings Ln.

Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001453

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gary S. Schiff, Esq., as Personal Representative of the Estate of Susan Melinda Wynn Williams Carter, deceased, Shelby County Probate Case No. PR-2020-000635**, whose address is 3508 Branch Mill Rd, Bham, AL 35223, (hereinafter "Grantor", whether one or more), by **Janice Hyche Atwater, Sandra Hyche Spann and Christopher Lee Hyche, Sr.**, whose address is 2313 Craft Ln. Birmingham AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jan Atwater, Sandra Hyche Spann and Christopher Lee Hyche, Sr., as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4017 Crossings Lane, Birmingham, AL 35242**, to-wit:

Lot 214, according to the Survey of Caldwell Crossings 2nd Sector, Phase 4, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.

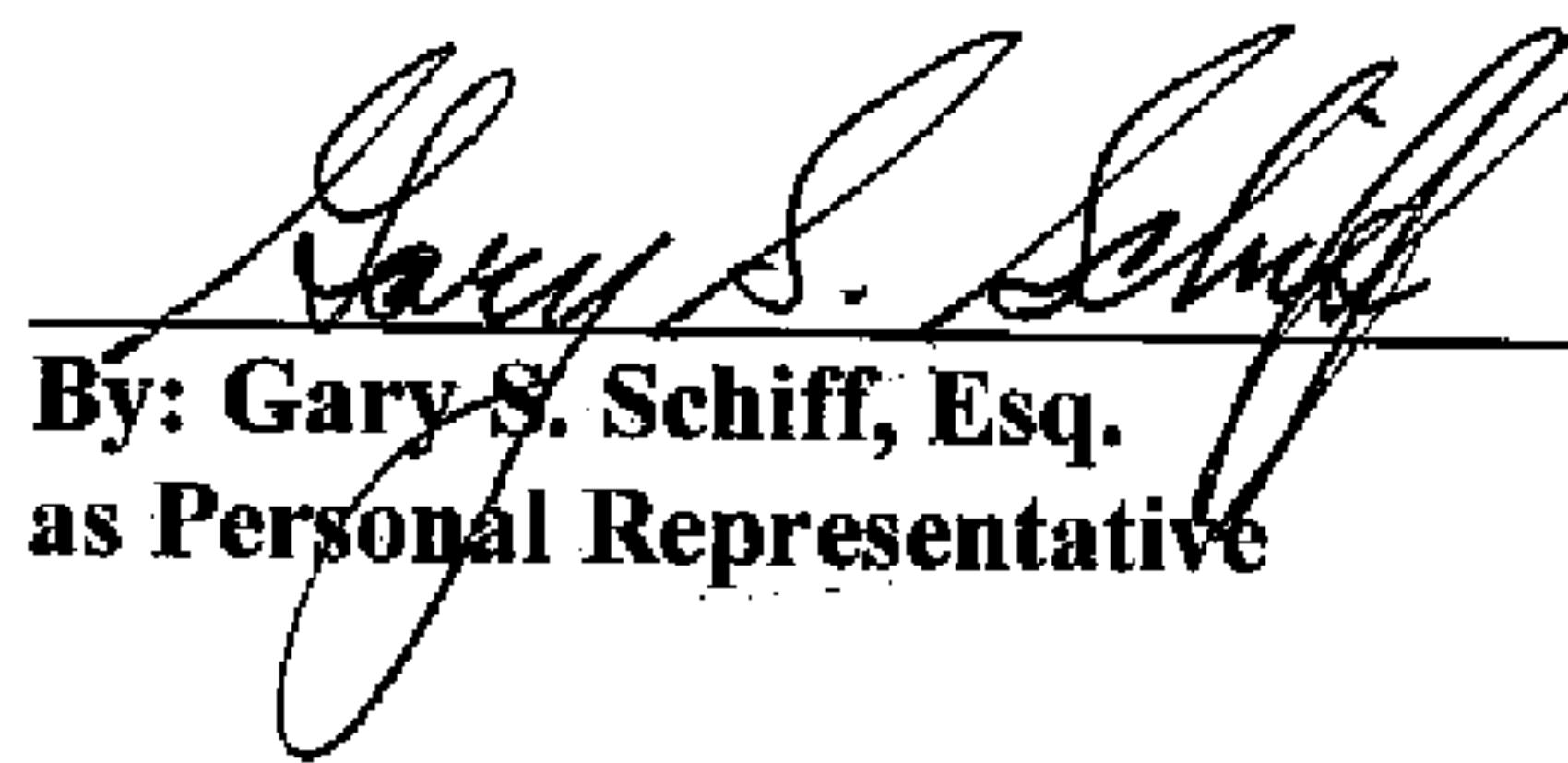
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of October, 2020.

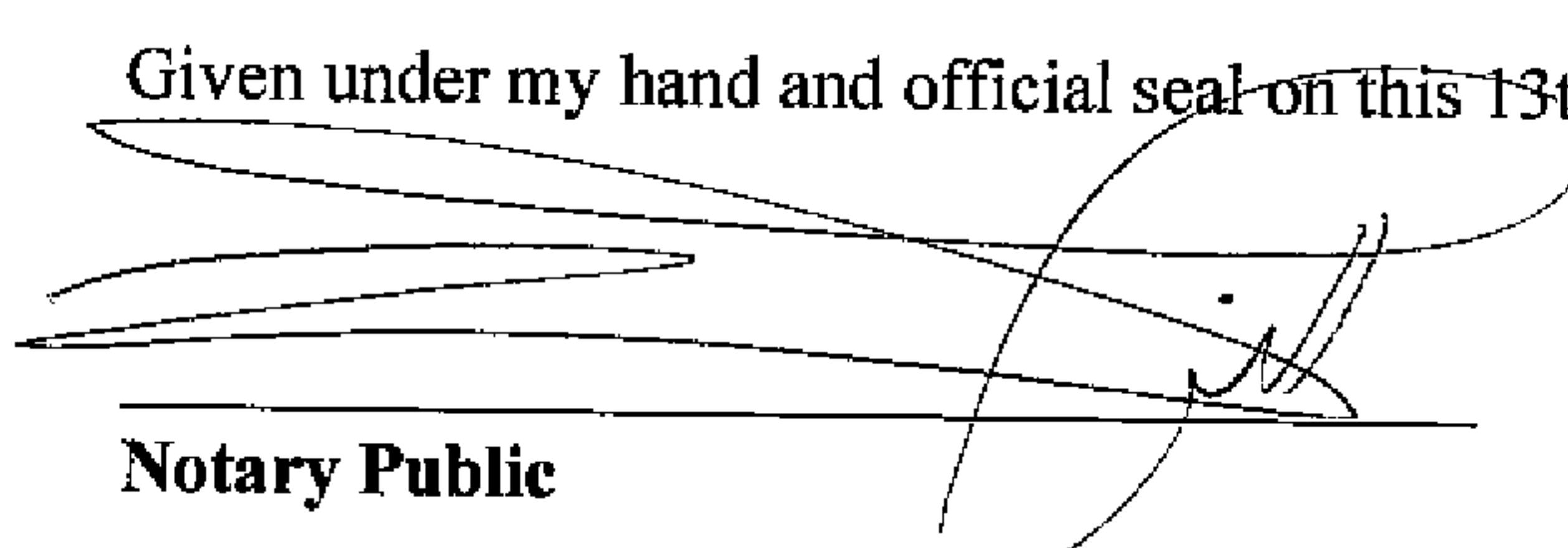
**Estate of Susan Melinda Wynn Williams Carter,
deceased, Shelby County Probate Case No. PR-2020-000635**

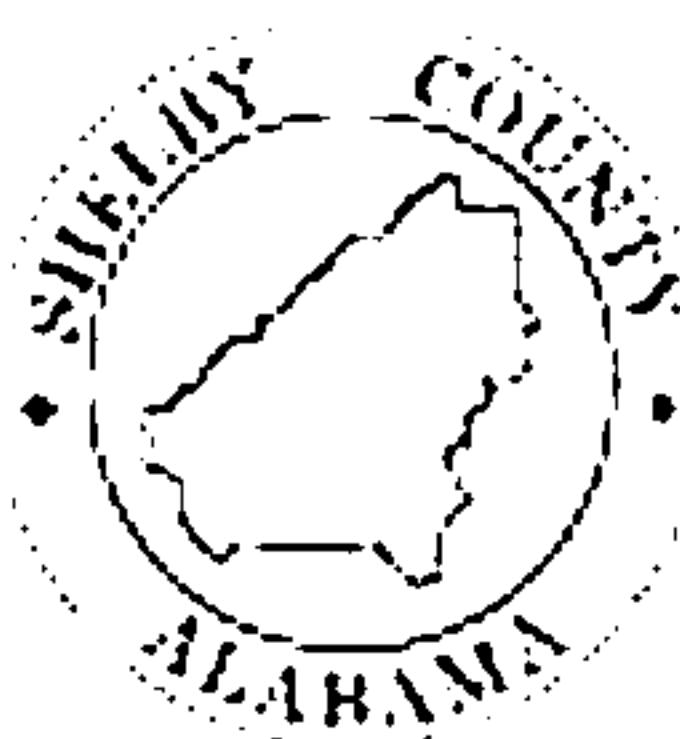
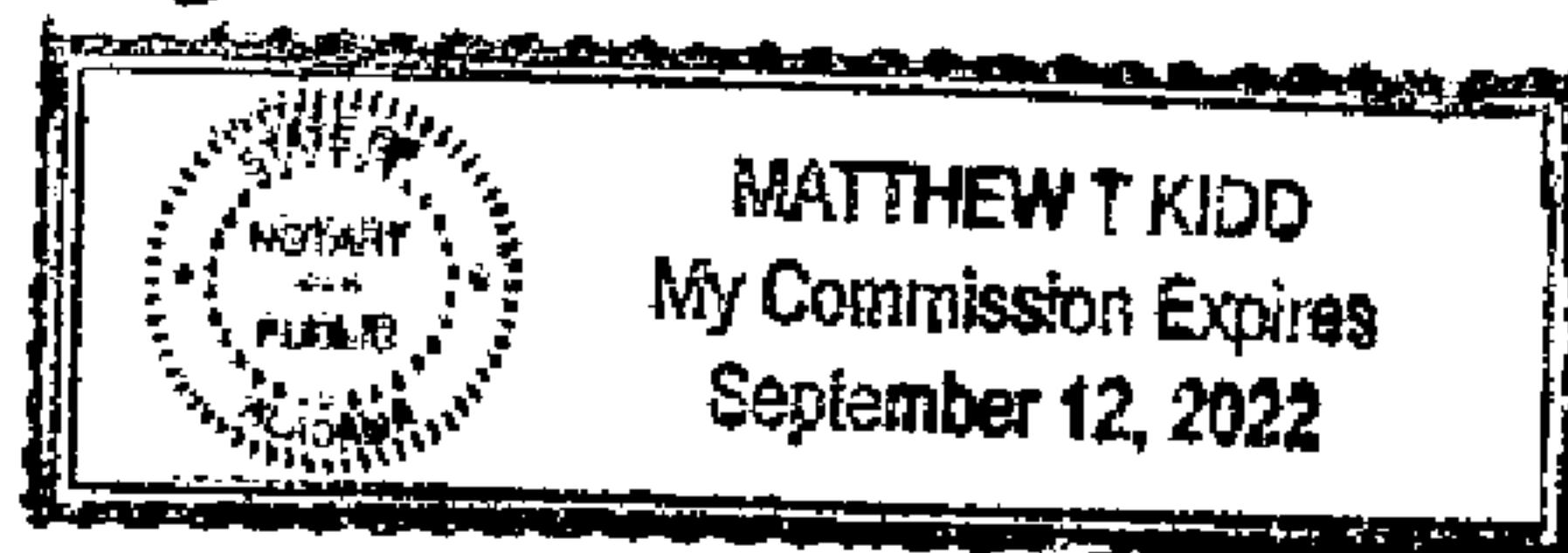

By: Gary S. Schiff, Esq.
as Personal Representative

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Gary S. Schiff, Esq., as Personal Representative of the Estate of Susan Melinda Wynn Williams Carter, deceased, Shelby County Probate Case No. PR-2020-000635**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13th day of October, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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