

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1886A**

SEND TAX NOTICE TO:

330 Shelby St.
Montevallo AL 35115

[Space Above This Line for Recording Data]



20201110000513010 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
11/10/2020 07:56:04 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Patricia E. Kehoe (aka Patricia Elaine Petursson)**, as the Personal Representative(s) of the Estate of **Carol Lee Kehoe**, deceased, Probate Case No. **PR-2020-000684** in the Probate Office of Shelby County, Alabama,

whose mailing address is: 37 Windbrook Dr, Auburn, MA 01501 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Holly Plata** whose mailing address is: 330 Shelby St Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **330 Shelby St. Montevallo, AL 35115**

Parcel I:

All that certain parcel of land situated in the City of Montevallo, in the County of Shelby, State of Alabama, being known and designated as Lots 7, 8 and parts of Lots 1 and 2 of Block 52 described as follows: Begin at the Southwest corner of Lot 7, Block 52, Reynolds Addition to the town of Montevallo, Alabama; thence run Northwest along the North boundary of Shelby Street for a distance of 178.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Northeast for a distance of 150.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Southeasterly for a distance of 178.00 feet to the Southeast corner of Lot 7; thence turn an angle of 90 degrees 00 minutes to the right and run along the North boundary of Morgan Street a distance of 150.00 feet to the point of beginning. According to the map and survey of Reynolds Addition to Montevallo, as recorded in Map Book 3, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II:

From the intersection of Morgan Street and Middle Street, run westerly along the northern margin of Morgan Street 150 feet to a point, hence run Northwesterly and parallel with Middle Street 75 feet to the point of beginning thus established continue to run Northwesterly and parallel with Middle Street 75 feet, to a point, hence run Northeasterly and parallel with Morgan Street 75 feet to a point, hence run Southeasterly and parallel with Middle Street 75 feet to a point, hence run Northwesterly and parallel with Morgan Street 75 feet, to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$ 209,715.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Deed Effective 11-6-2020

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of November, 2020.

Patricia E. Kehoe

Patricia E. Kehoe (aka Patricia Elaine Petursson), as the Personal Representative(s) of the Estate of Carol Lee Kehoe, deceased, Probate Case No. PR-2020-000684 in the Probate Office of Shelby County, Alabama.

STATE OF Massachusetts

Worcester County ss:

I, Mary E. McMillan, a Notary Public in and for said county in said state, hereby certify that Patricia E. Kehoe (aka Patricia Elaine Petursson), as the Personal Representative(s) of the Estate of Carol Lee Kehoe, deceased, Probate Case No. PR-2020-000684 in the Probate Office of Shelby County, Alabama 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 this conveyance, she as Personal Representative executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 3rd day of November, 2020

My Commission Expires: 10/21/2022

Mary E. McMillan
Notary Public

(SEAL)



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