

Address of Grantor: 2791 Stevens Creek Road  
Hoover, AL 35244

Address of Grantee: 2791 Stevens Creek Road  
Hoover, AL 35244

This instrument was prepared by

Mack Knopf, Attorney  
PO Box 10466  
Birmingham, AL 35202  
(without opinion or examination of title)

Send Tax Notice to:

Matthew J. Augustine  
2791 Stevens Creek Road  
Hoover, AL 35244-1999

WARRANTY DEED

Estimated Value of property is  
\$217,600.

STATE OF ALABAMA  
COUNTY OF SHELBY



Shelby Cnty Judge of Probate, AL  
12/09/2020 08:20:48 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Michael J. Augustine, Executor of the Estate of Leo Augustine, deceased (herein referred to as grantor) do grant, bargain, sell and convey unto **Matthew J. Augustine**, herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 12, Block 3, according to the map and survey of Gross' Addition to Altadena South, Second Phase of First Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

This deed is prepared pursuant to the provisions of the Last Will and Testament of Leo Augustine, Case PR-2018-000759, Probate Court of Shelby County, Alabama. Edward M. Augustine died June 24, 2019 in Jefferson County, Alabama. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

And I for for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand(s) and seal(s), this 1<sup>st</sup>  
October day of October 2020.

WITNESS:

[Signature] (Seal)

\_\_\_\_\_ (Seal)

[Signature] (Seal)  
Michael J. Augustine, Executor of the  
Estate of Leo Augustine  
\_\_\_\_\_ (Seal)

Michael J. Augustine, Executor to Matthew J. Augustine

STATE OF Alabama  
COUNTY OF Jefferson

General Acknowledgment

I, John M. Clauser, a Notary Public in and for said County in said State, hereby certify that Michael J. Augustine, Executor of the Estate of Leo Augustine, deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19<sup>th</sup> day of October, 2020.

John M. Clauser  
NOTARY PUBLIC

