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02/24/2021 03:55:48 PM
DEEDS 1/2

SEND TAX NOTICE TO:
S & L Enterprises, LLC
5109 Hollow Log Ln
Birmingham, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100185

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Linda L. Brady, as Conservator of the Estate of MaryAnn G. Lovell, an incapacitated person, Shelby County Probate Case No. PR2019-000973**, whose address is 738 Alligator Alley, Gulf Shores, AL 36542 (hereinafter "Grantor", whether one or more), by **S & L Enterprises, LLC**, (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 **S & L Enterprises, LLC**, the following described real estate situated in Shelby County, Alabama, the address of which is **5109 Hollow Log Ln., Birmingham, AL 35244**, to-wit:

Lot 17, according to the Map and Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, 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.

Mary Ann Lovell is the surviving grantee of that deed recorded in Book 28, Page 140, in the Probate Office of Shelby County, Alabama; the other grantee Edward M. Lovell, having died on or about the 29th day of July, 1998.

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 23rd day of February, 2021.

Linda L. Brady, as Conservator of the Estate
of MaryAnn G. Lovell, an incapacitated
person, Shelby County Probate Case No.
PR2019-000973

Linda L. Brady as Conservator

By: Linda L. Brady as Conservator



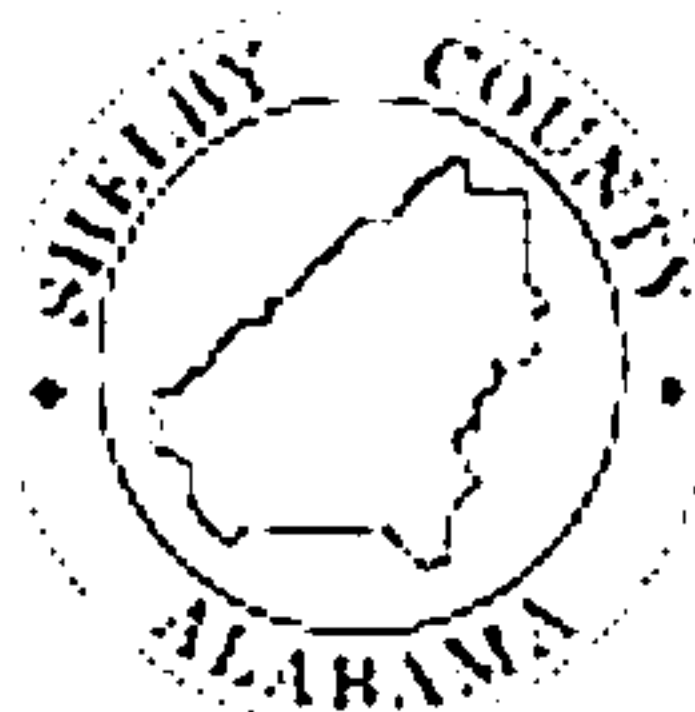
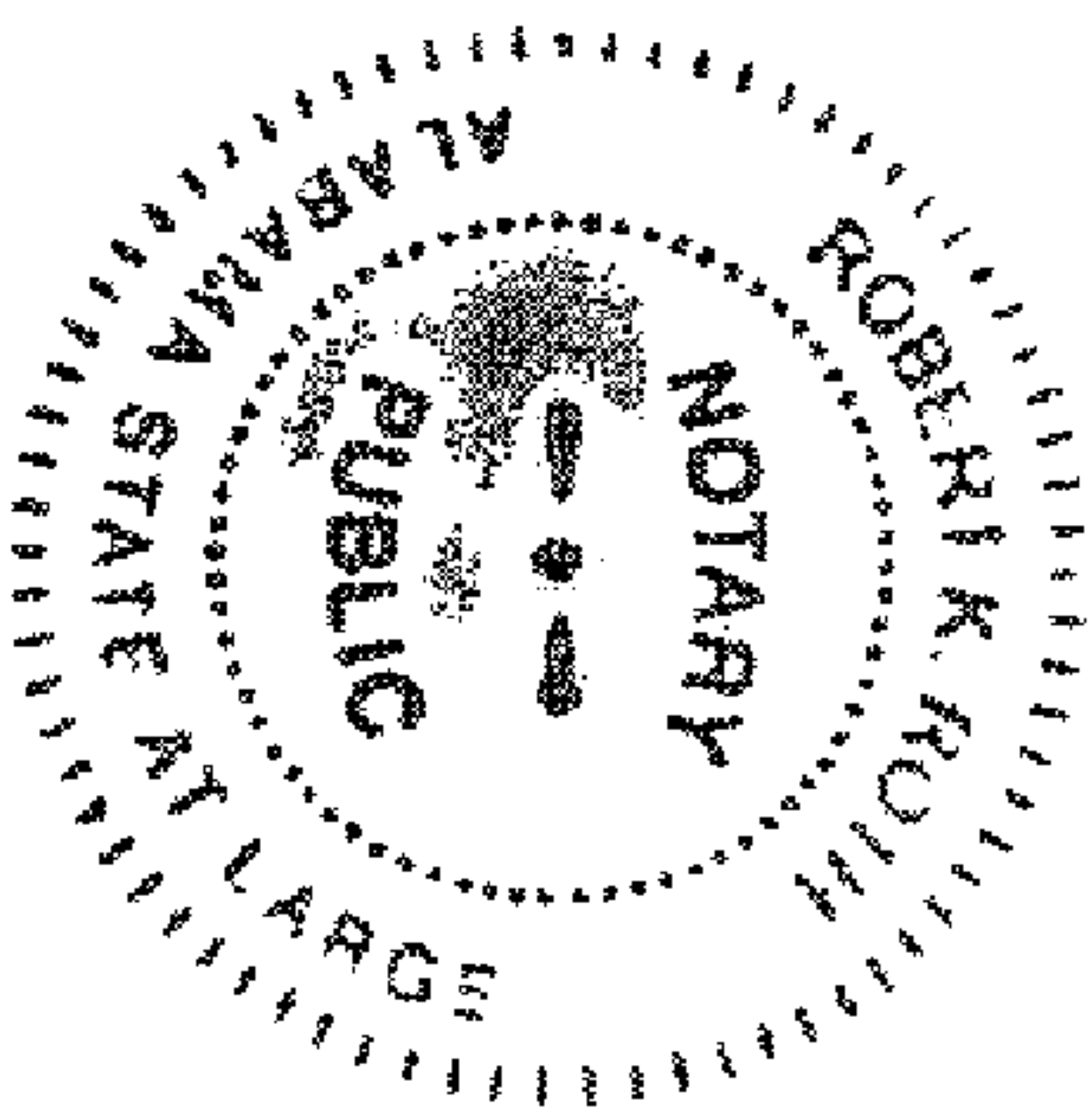
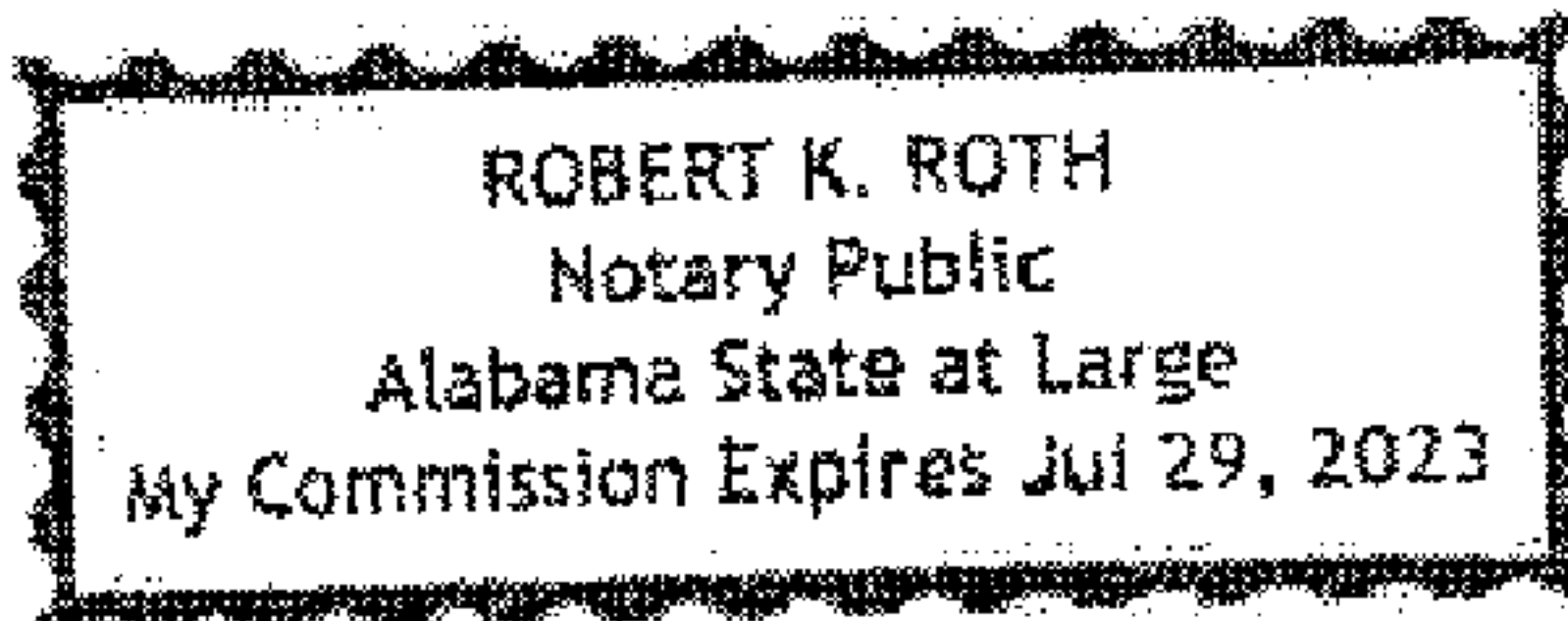
State of Alabama
County of Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Linda L. Brady, as Conservator of the Estate of MaryAnn G. Lovell, an incapacitated person, Shelby County Probate Case No. PR2019-000973, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23rd day of February, 2021.

Robert K. Roth

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2021 03:55:48 PM
\$245.00 CHARITY
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Allie S. Bayl