

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-3411

Send Tax Notice To: Keith Johnson
737 Highway 42
Calera, AL 35040

20210302000104190
03/02/2021 11:24:38 AM
DEEDS 1/2

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Edward Anthony Davies, deceased, Shelby County, Alabama, Probate Case No. PR-2020-000978**, whose mailing address is **150 Pinewood Lane, Montevallo, AL 35115** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Keith Johnson, whose mailing address is 737 Highway 42, Calera, Alabama 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **150 Pinewood Lane, Montevallo, AL 35115**; to wit;

Lot 17, according to the survey of Bridlewood Forest, as recorded in Map Book 5, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Easements, Restrictions and Reservations of record.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, William D. Davies, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of February, 2021.

ESTATE OF EDWARD ANTHONY DAVIES,
DECEASED

William D. Davies

William D. Davies

Personal Representative

State of Texas

County of Texas

I, Erica H. Davies a Notary Public in and for said County in said State, hereby certify that, William D. Davies, Personal Representative of the Estate of Edward Anthony Davies, deceased 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 foregoing conveyance he, as such officer and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

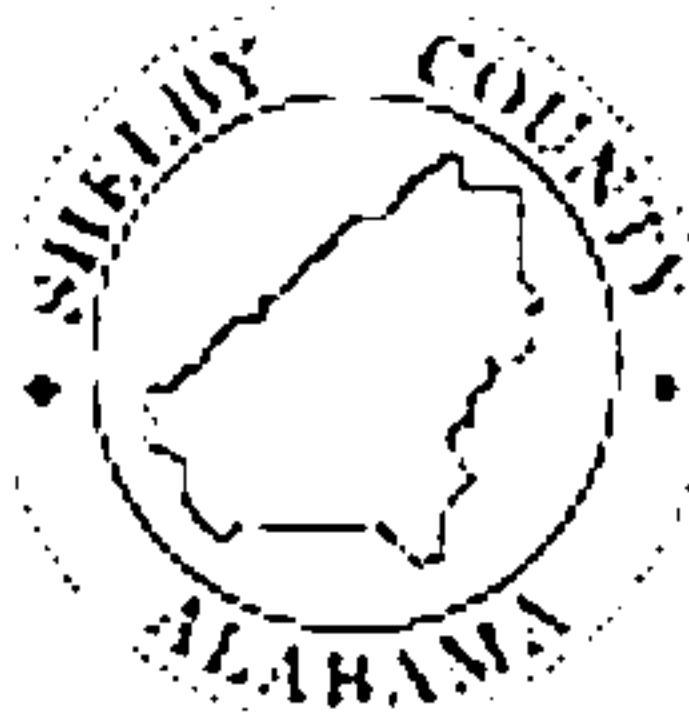
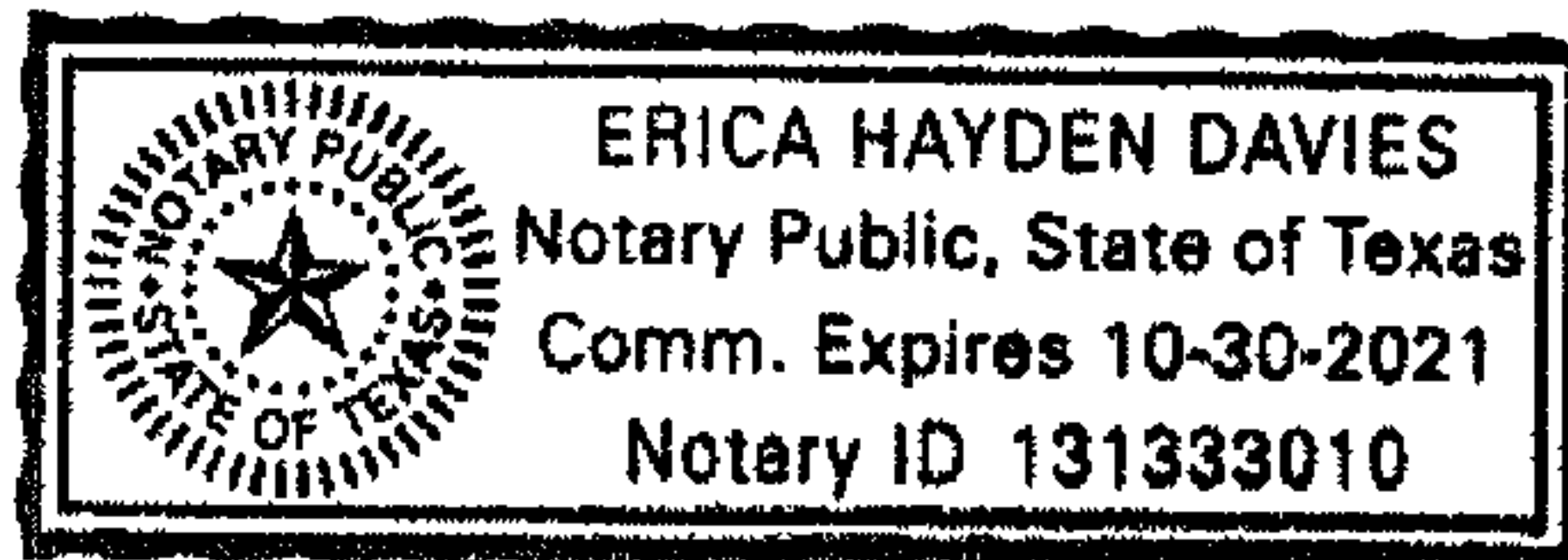
Given under my hand and official seal this the 18th day of February, 2021.

Erica H. Davies

Notary Public, State of Texas

Erica H. Davies

My Commission Expires: 10/30/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 11:24:38 AM
\$90.00 CHERRY
20210302000104190

Allie S. Bayl