

Send tax notice to:
BILL F BAGGETT
108 FAIRVIEW LANE
MONTEVALLO, AL, 35115

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2021177T

SHELBY COUNTY

20210305000112200
03/05/2021 02:23:21 PM
DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **WILLIAM R HELMS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ANN R HELMS, DECEASED, SHELBY COUNTY, ALABAMA PROBATE CASE NO. PR-2021-000108,** whose mailing address is: P.O. Box 1149, Montgomery, AL 36101 (hereinafter referred to as Grantor) in hand paid by **BILL F BAGGETT and ANNIS J BAGGETT** whose property address is: **108 FAIRVIEW LANE, MONTEVALLO, AL, 35115** (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Fairview, as recorded in Map Book 22, page 135, in the Probate Office of Shelby County, Alabama.

Ann R. Helms, is deceased, having died on or about January 3, 2021. Ann R. Helms is also known as Ann Robinson Helms, decedent in Shelby County, Alabama, Probate Case #PR-2021-000108.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Fairview as recorded in Map Book 22, page 135, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Conditions, covenants and restrictions as recorded in Instrument #1997-23159 and Instrument #20100218000048930.

\$180,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the ESTATE OF ANN R HELMS, by WILLIAM R HELMS, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 3rd day of March, 2021.

ESTATE OF ANN R HELMS



BY: WILLIAM R HELMS

AS: PERSONAL REPRESENTATIVE

STATE OF ALABAMA

COUNTY OF SHELBY

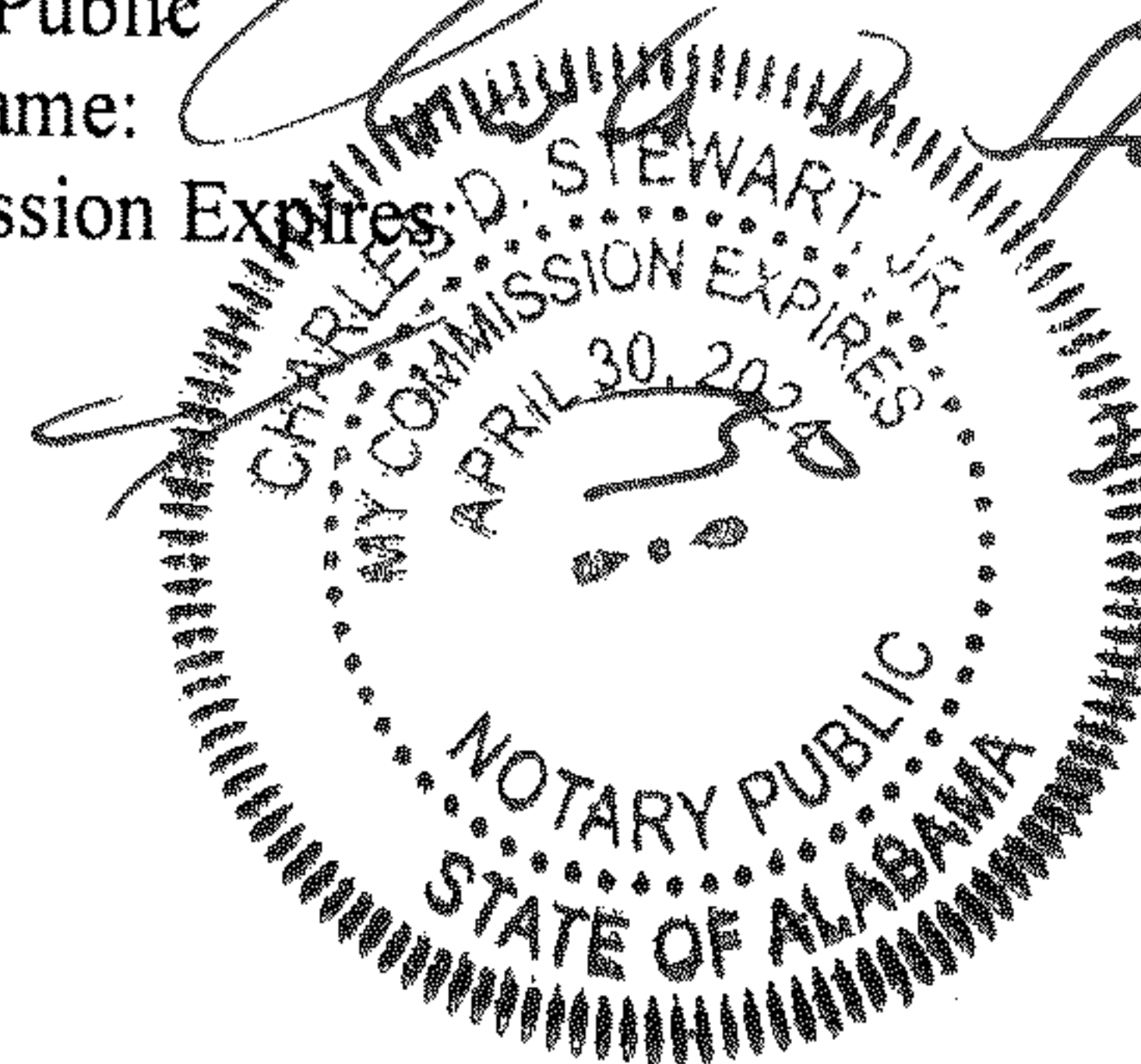
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM R HELMS, whose names as PERSONAL REPRESENTATIVE of the ESTATE OF ANN R HELMS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said PERSONAL REPRESENTATIVE of THE ESTATE OF ANN R HELMS, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 3rd day of March, 2021.

Notary Public

Print Name:

Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2021 02:23:21 PM
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Allen S. Bayl