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DEEDS 1/3

WARRANTY DEED

State of Alabama
Shelby County

Send Tax Notice to: Kenneth John Mardick
3608 Wyngate Lane, Birmingham, AL 35242-4223

Know all men by these presents:

That in consideration of One and No/100 Dollars (\$1.00) and to clear title to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kenneth John Mardick as Personal Representative of The Estate of Janet Ann Mardick Case # PR2018-000555 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Kenneth John Mardick (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, Block 4, according to the Map of Wyngate, First Sector, as recorded in Map Book 11, Page 13, and amended in Map Book 11, Page 81, and further amended in Map Book 12, Page 1, in the Probate Office of Shelby County, Alabama.

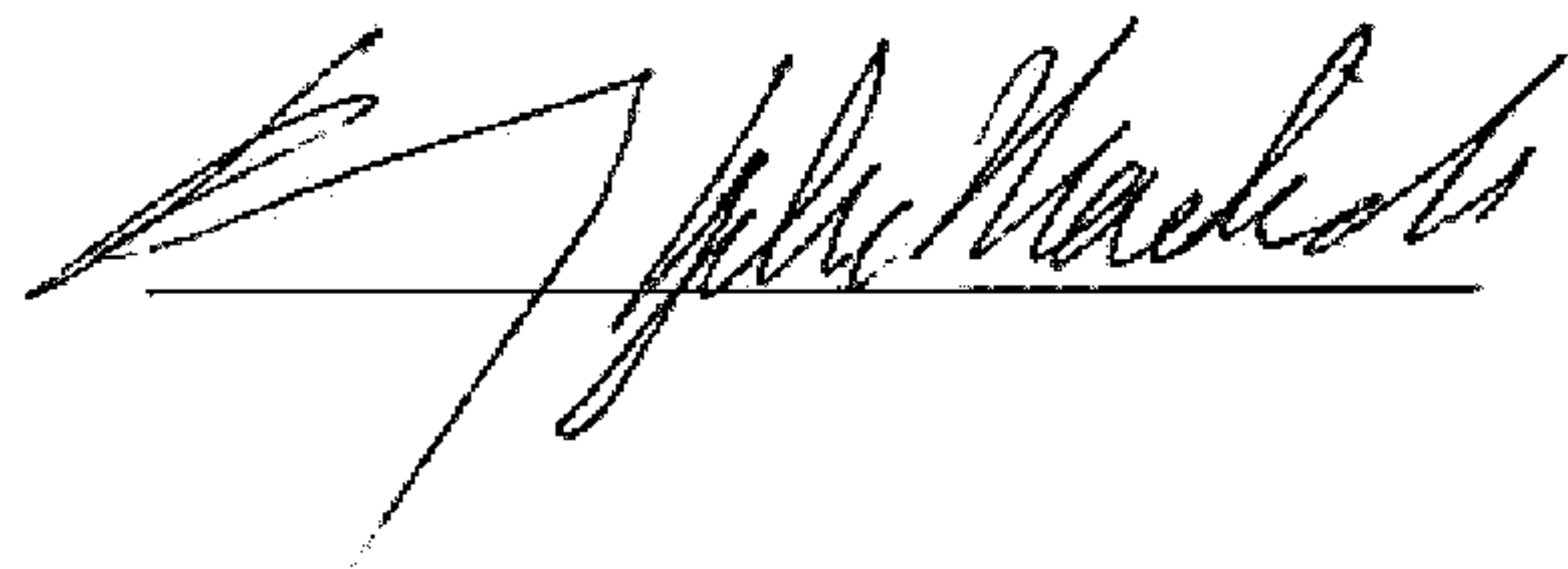
Subject to Easements, Restrictions, and Rights Of Way of Record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 8th day of March, 2021

The Estate of Janet Ann Mardick
Probate Case # PR2018-000555

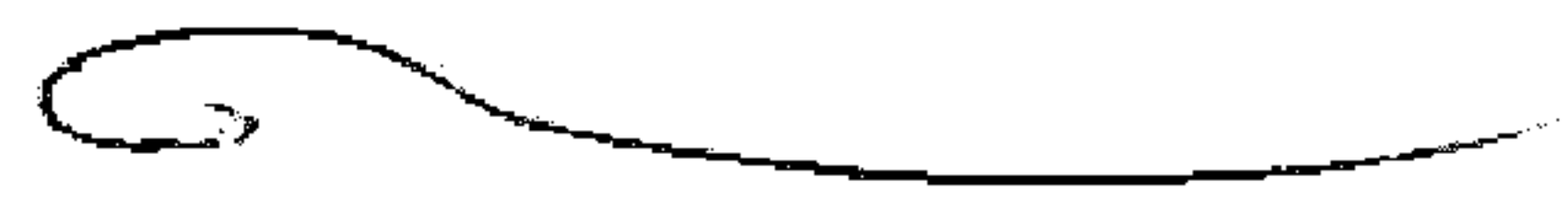
BY: Kenneth John Mardick
As: Personal Representative



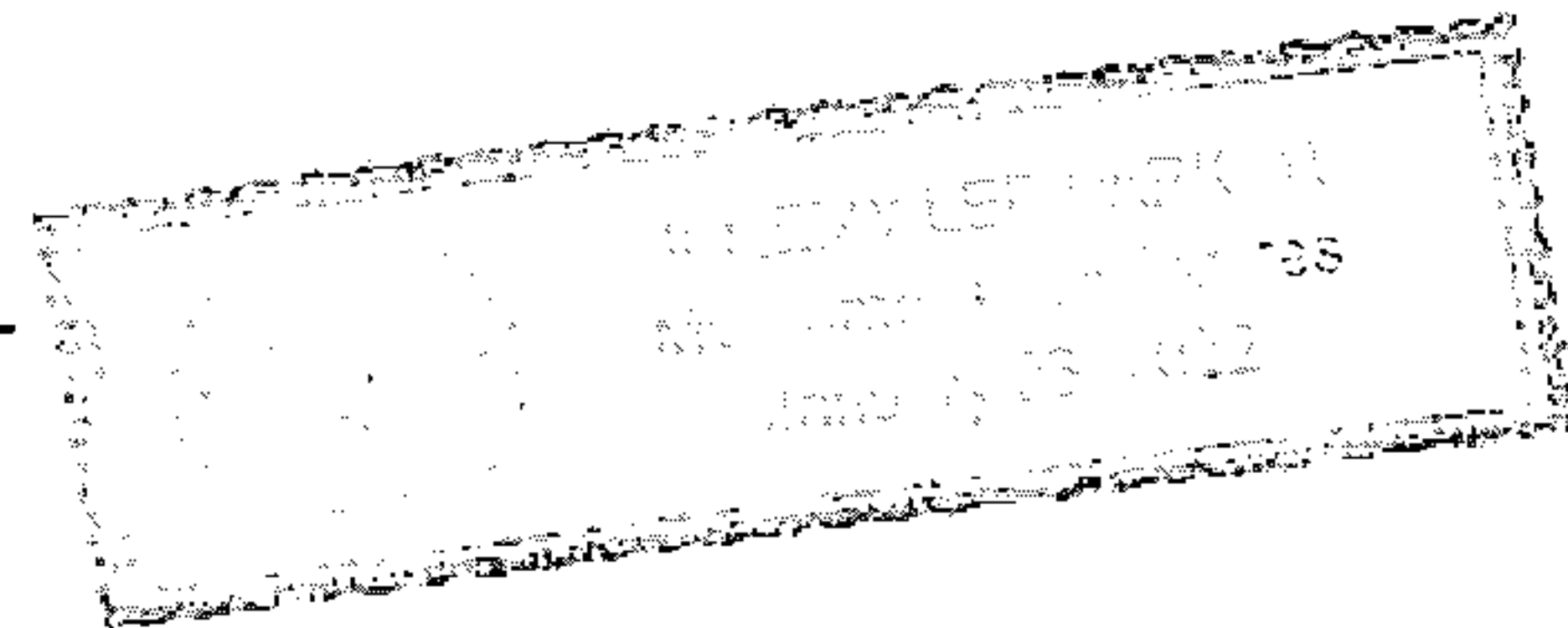
State of Alabama
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Kenneth John Mardick whose name(s) as Personal Representative(s) of the Estate of Janet Ann Mardick Case # PR2018-000555 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Kenneth John Mardick in his/her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 8th day of March, 2021



Notary Public
My Commission Expires: _____



Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

