

Send tax notice to:

CLARK D EDWARDS

5303 Harvest Ridge Lane
Birmingham, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, AL 35242

STATE OF ALABAMA

2021215

SHELBY COUNTY

20210421000199210

04/21/2021 02:16:00 PM

DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **MARY JO HEATON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VINCENT SALVATORE LUCIA, deceased, Probate Case No. PR-2021-000086, Shelby County, Alabama,** whose mailing address is: 3245 Valley Park Place B'ham, AL 35243 (hereinafter referred to as Grantor) in hand paid by **CLARK D EDWARDS and LUCY C EDWARDS** whose property address is: **421 OLD BROOK CIRCLE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees), the receipt of which is hereby acknowledged, Grantors do, 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 20, according to the Survey of Old Brook Place, as recorded in Map Book 19, page 41, in the Probate Office of Shelby County, Alabama

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. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. NOTE: Map Book 19 page 41 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.
6. Release of Damages as recorded in Instrument 1996-17686; Instrument 1995-7220 and Instrument 1996-4581, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of recorded in Deed Volume 4, page 505, in the Probate Office of Shelby County, Alabama.
8. Utility Easement recorded in Real 42, page 227, in the Probate Office of Shelby County, Alabama.

\$200,000.00 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 VINCENT SALVATORE LUCIA, by MARY JO HEATON its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 19th day of April, 2021.

ESTATE OF VINCENT SALVATORE LUCIA

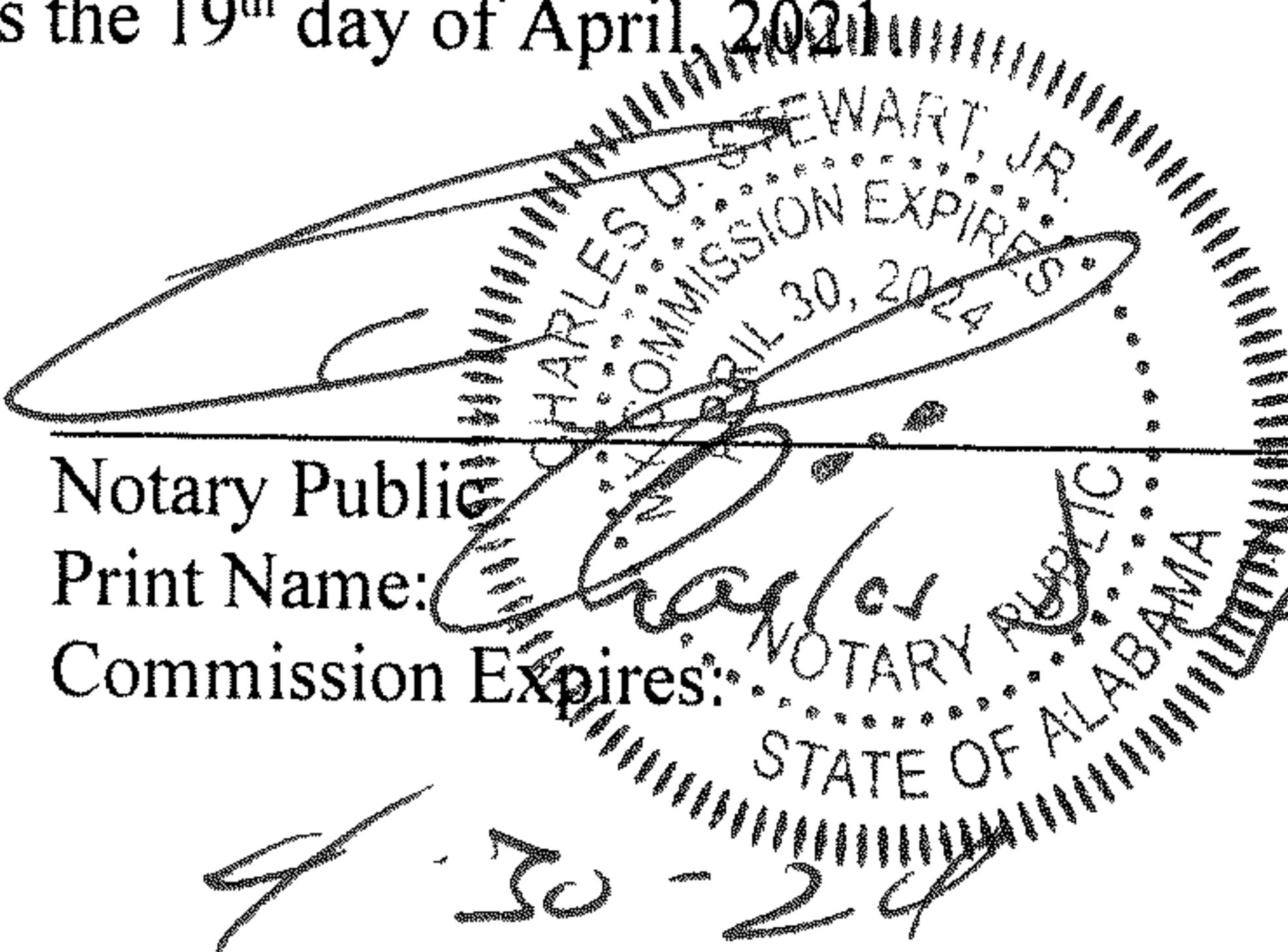
Mary Jo Heaton
BY: MARY JO HEATON
AS: PERSONAL REPRESENTATIVE

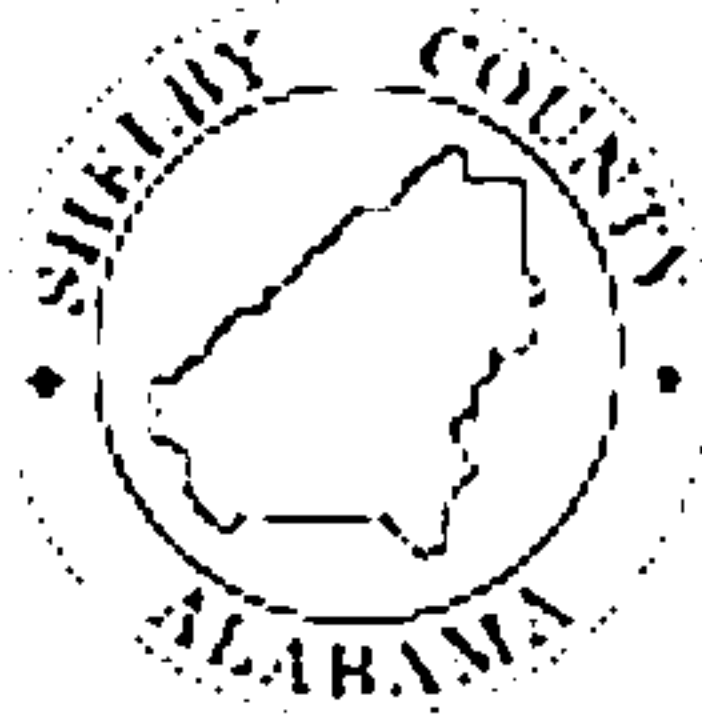
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that the MARY JO HEATON, whose names as Personal Representative of the ESTATE OF VINCENT SALVATORE LUCIA, 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, they, in their capacity as said Personal Representative of the ESTATE OF VINCENT SALVATORE LUCIA, 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 19th day of April, 2021


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024
4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2021 02:16:00 PM
\$75.00 CHERRY
20210421000199210

Allen S. Bayl