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05/10/2021 03:36:35 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Felix Lee Liveoak IV and Elizabeth Anne Liveoak
110 Carriage Dr
Maylene, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100218

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Five Thousand Nine Hundred and 00/100 Dollars (\$205,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Frank L. Trivett, Jr., as Personal Representative for the Estate of Frank Lenoir Trivett, Sr., deceased, Shelby County Probate Case No. PR-2020-000524**, whose address is 5641 Dennis Ave Fort Worth, TX 76114, (hereinafter "Grantor", whether one or more), by **Felix Lee Liveoak IV and Elizabeth Anne Liveoak**, (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 **Felix Lee Liveoak IV and Elizabeth Anne Liveoak**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **110 Carriage Dr., Maylene, AL 35114**, to-wit:

Lot 9, according to the Map and Survey of Carriage Hill, Phase I, a residential subdivision, as recorded in Map Book 13, Page 31, 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.

Subject to a third-party mortgage in the amount of \$164,720.00 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 15th day of March, 2021.

Frank L. Trivett, Jr., as Personal
Representative for the Estate of Frank
Lenoir Trivett, Sr., deceased, Shelby County
Probate Case No. PR-2020-000524


By: Frank L. Trivett, Jr as Personal
Representative

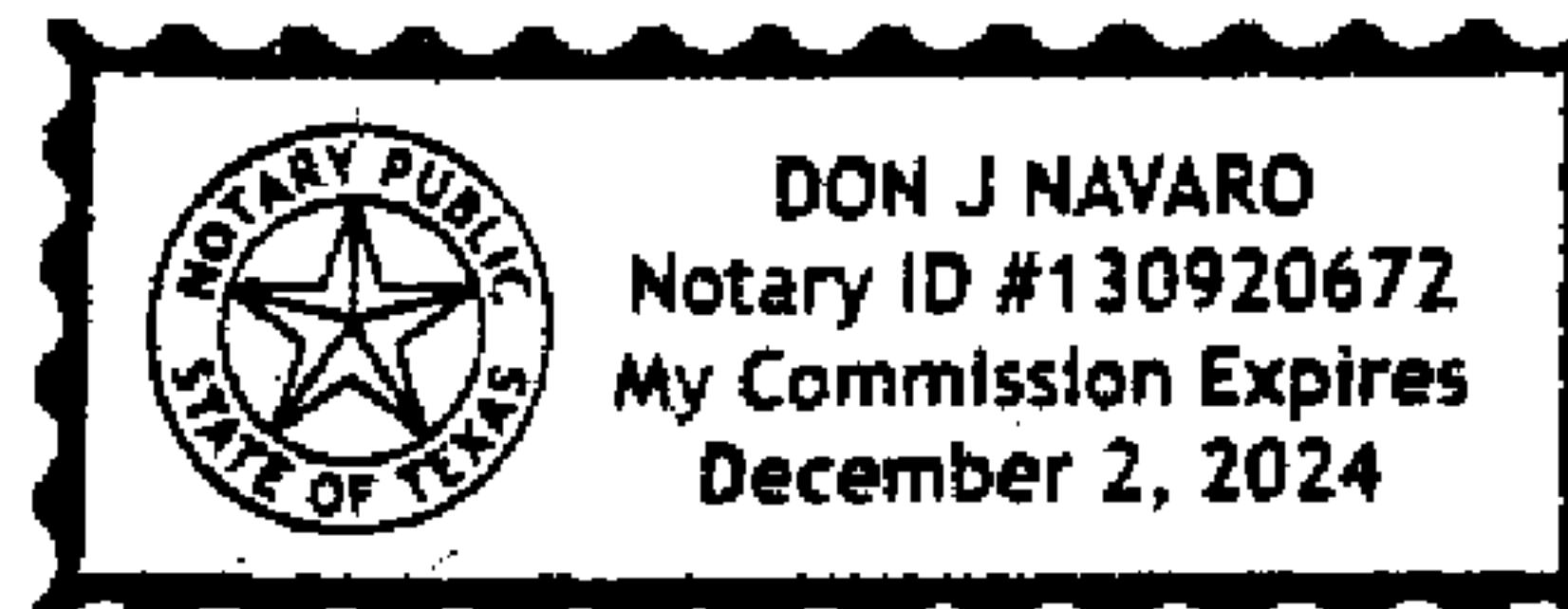

State of Alabama TEXAS
County of TARRANT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Frank L. Trivett, Jr., as Personal Representative for the Estate of Frank Lenoir Trivett, Sr., deceased, Shelby County Probate Case No. PR-2020-000524, a married couple, 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 15th day of March, 2021.


Notary Public


DON J. NAVARO



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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