

Send tax notice to:
Kim Freeman
909 Talon Way
Birmingham, AL 35242
CHL2100219

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Fifty One Thousand and 00/100 Dollars (\$351,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Wendy E. Meadows, as Personal Representative of the Estate of Alonzo Harrison Evans, deceased, Shelby County Probate Case No. PR-2021-000378**, whose mailing address is:

650 TALON TRACE BIRMINGHAM, AL 35242

(hereinafter referred to as "Grantor"), by **Kim J. Freeman** (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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey Final Plat of Eagle Trace, Phase 2, as recorded in Map Book 30, Page 38, in the Probate Office of Shelby County, Alabama.

Property Address: 909 Talon Way, Birmingham, AL 35242

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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

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

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 23
day of June, 2021.

*Wendy E. Meadows, as Personal
Representative of the Estate of
Alonzo Harrison Evans, deceased,
Shelby County Probate Case No.
PR-2021-000378*

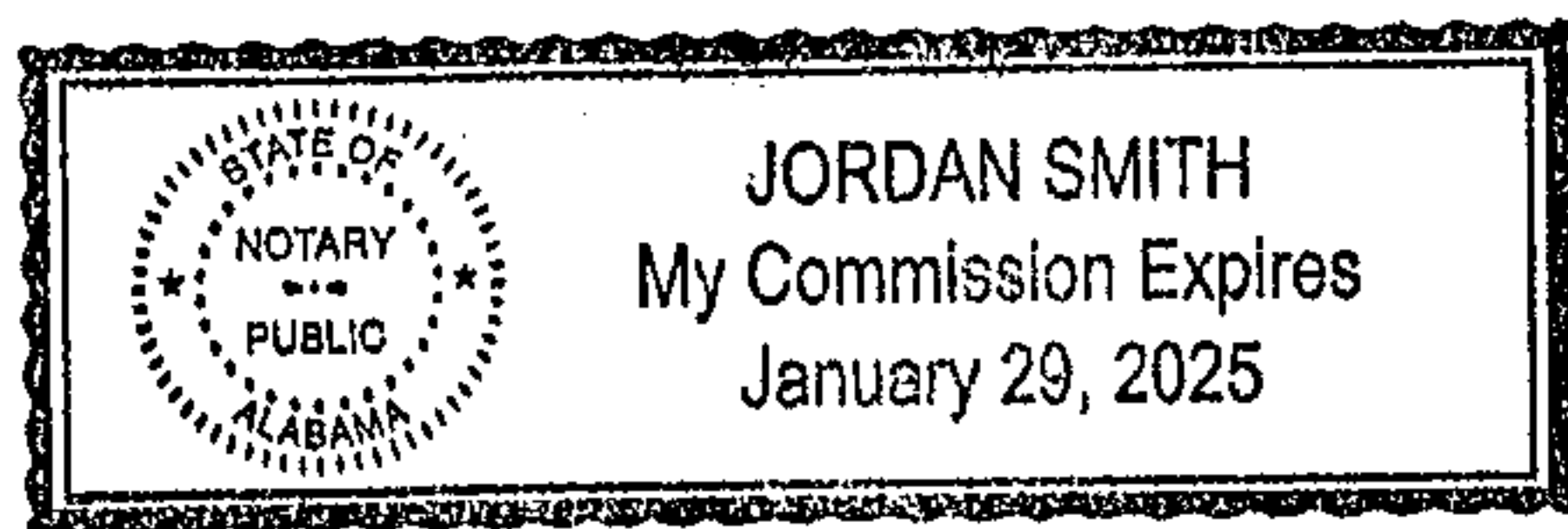
By Wendy E. Meadows, as Personal
Representative of the Estate of Alonzo
Harrison Evans, deceased, Shelby County
Probate Case No. PR-2021-000378

Wendy E. Meadows
6-23-21

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy E. Meadows, as Personal Representative of the Estate of Alonzo Harrison Evans, deceased, Shelby County Probate Case No. PR-2021-000378, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23 day of June, 2021.



Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 09:55:28 AM
\$376.00 CHERRY
20210624000307280

Allen S. Bayl