

Send tax notice to:
Michael Wayne Atkinson & Wanda Kaye Atkinson
480 El Camino Real
Chelsea, AL 35043
HOV2100283

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 Thirty Thousand and 00/100 Dollars (\$330,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Amber James Ensley, as Personal Representative of the Estate of James Henry Leslie, IV, deceased, Shelby County Probate Case No. PR-2021-000435 and Jo Carroll Leslie, an unmarried woman whose mailing address is: 106 Porch Court; Dothan, AL 36305, (hereinafter referred to as "Grantors")**, by **Michael Wayne Atkinson and Wanda Kaye Atkinson (hereinafter referred to as "Grantees")**, the receipt and sufficiency of which are 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. The property address of which is: 480 El Camino Real; Chelsea, AL 35043, to-wit:

Lot 35, according to the Survey of High Chaparral, Sector B, as recorded in Map Book 16, Page 69 A,B, & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$297,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Amber James Ensley, as Personal Representative of the Estate of James Henry Leslie, IV, deceased, Shelby County Probate Case No. PR-2021-000435 have hereunto set their signature(s) and seal(s) on June 24, 2021.

The Estate of James Henry Leslie, IV,
deceased, Shelby County Probate Case
No. PR-2021-000435

Amber James Ensley
By Amber James Ensley as: Personal
Representative

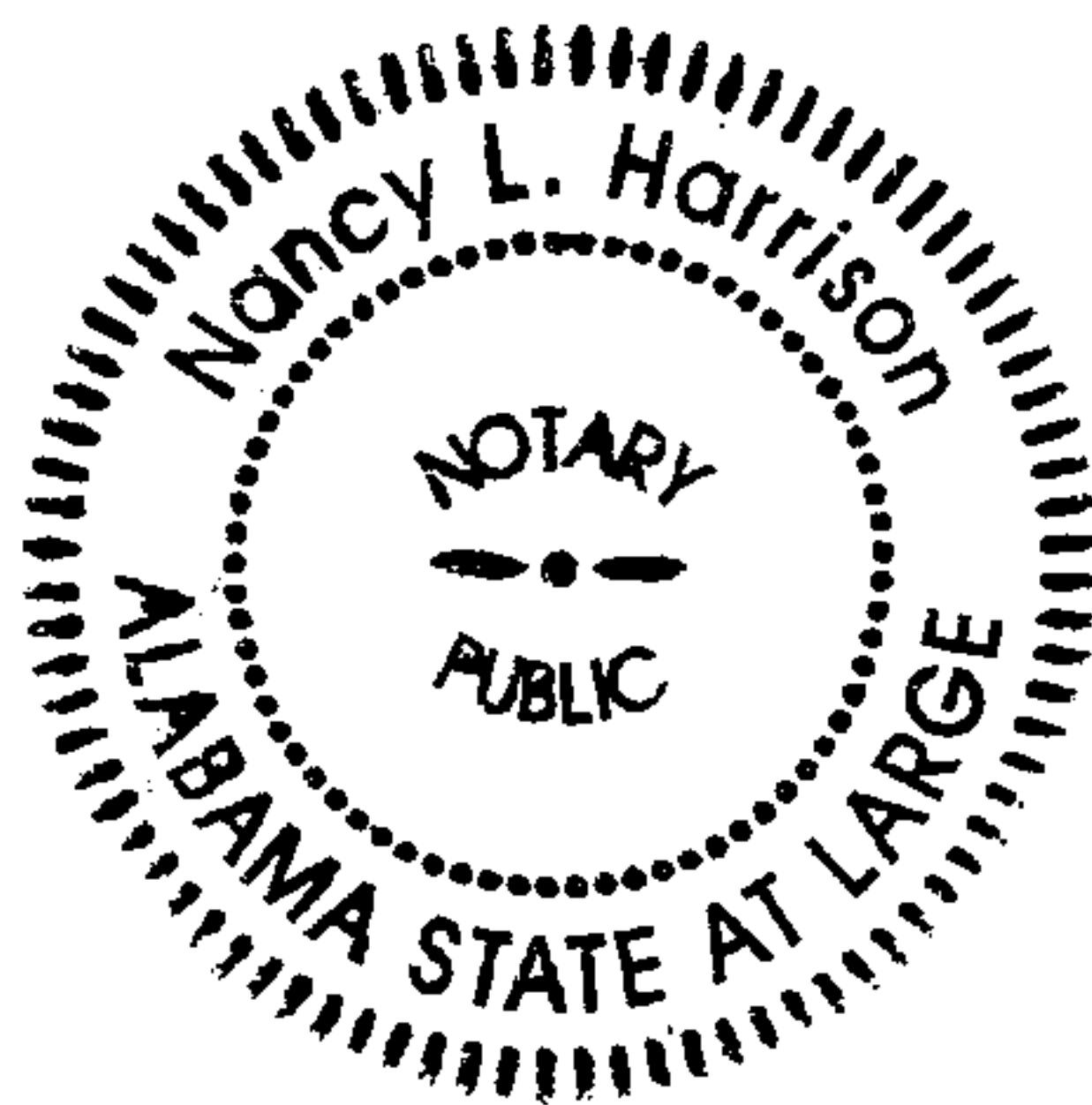
STATE OF ALABAMA

COUNTY OF Houston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amber James Ensley, whose named as Personal Representative of the Estate of James Henry Leslie, IV, deceased, Shelby County Probate Case No. PR-2021-000435, whose name(s) is/are 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/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 24 day of June, 2021.

(NOTARIAL SEAL)

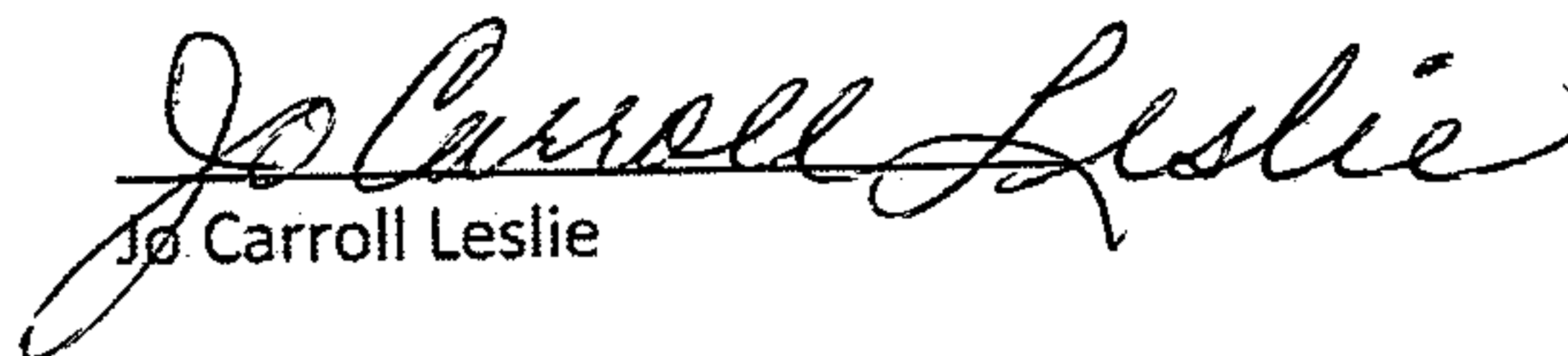


Nancy L. Harrison
Notary Public

Print Name: Nancy L. Harrison

Commission Expires: 07/11/2023

IN WITNESS WHEREOF, Grantor(s), Jo Carroll Leslie have hereunto set their signature(s) and seal(s) on June 24, 2021.


Jo Carroll Leslie

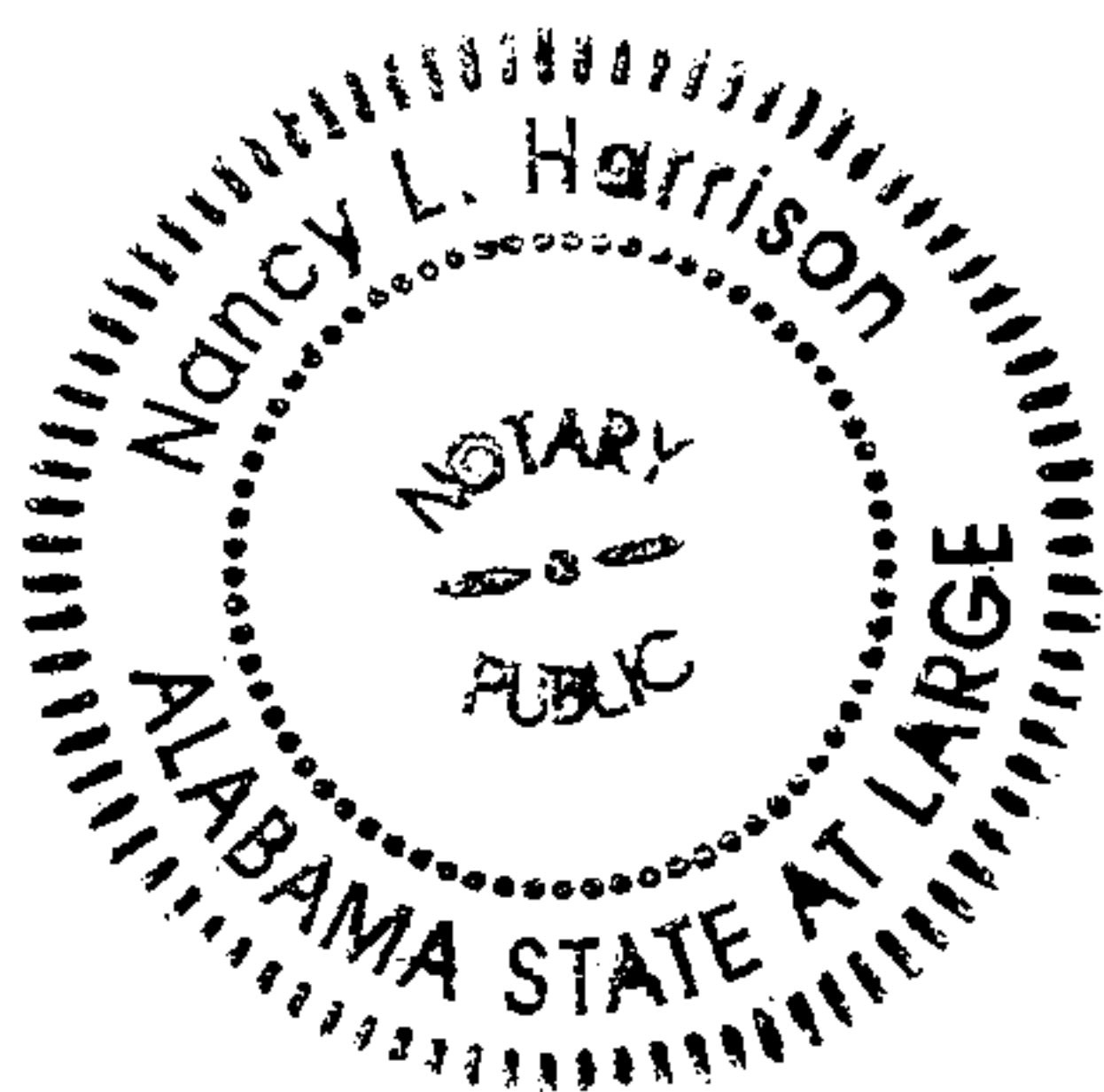
STATE OF ALABAMA

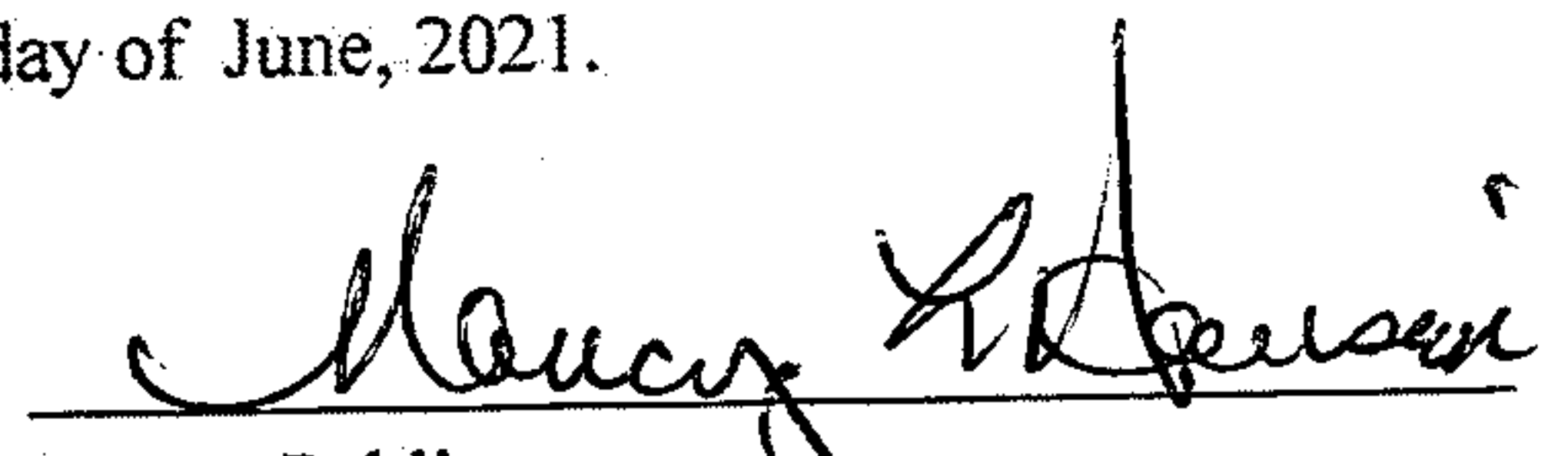
COUNTY OF Houston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Carroll Leslie, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of June, 2021.

(NOTARIAL SEAL)




Notary Public
Print Name: NANCY L. HARRISON
Commission Expires: 07/11/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 09:16:54 AM
\$62.00 JOANN
20210706000324190

