

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

20210902000430050
09/02/2021 03:06:48 PM
DEEDS 1/5

Send Tax Notice to:
(Name) Mirrain Esquivel
(Address) 1709 Burning Tree Drive
Pelham, AL 35124

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED SEVENTY TWO THOUSAND NINE HUNDRED DOLLARS (\$272,900.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Gillespie a, married man, Jack I. Gillespie, a married man, and David L. Gillespie, a married man, being the sole heirs and next-of-kin of Jack I. Gillespie, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mirrain Esquivel** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 3, in Block 5, according to the Survey of the First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate, Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

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 grantee, his, her or 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 stated 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 grantee, his, her or 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 26th day of August, 2021.

Michael A. Gillespie
Michael A. Gillespie

Jack I. Gillespie
Jack I. Gillespie

David L. Gillespie
David L. Gillespie

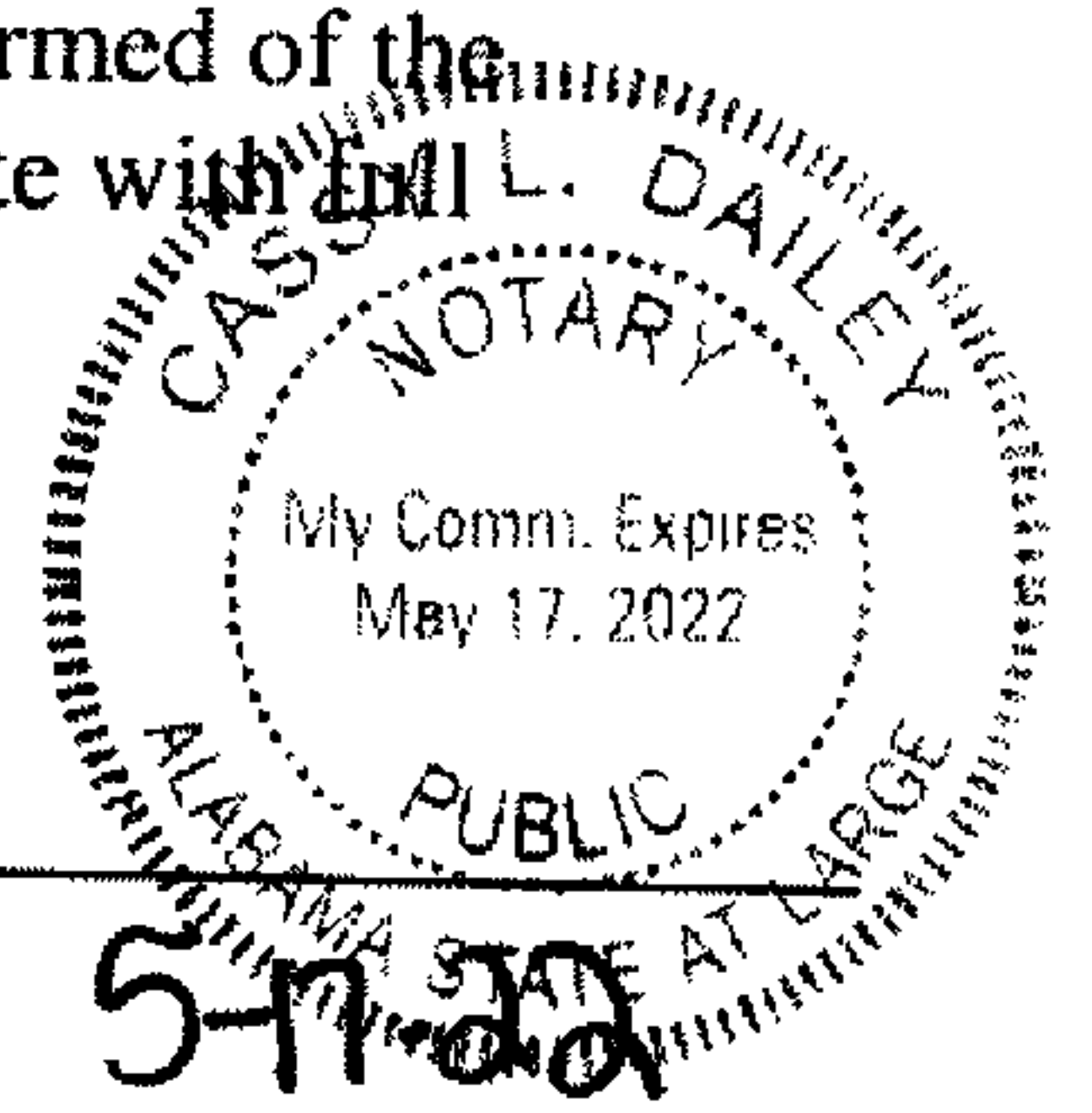
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Gillespie, Jack I. Gillespie, and David L. Gillespie**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 26th day of August, 2021.

Cassy L. Dailey
Notary Public

My commission expires:



HEIRSHIP AFFIDAVIT

COME NOW, Michael A. Gillespie, Jack I. Gillespie, and David L. Gillespie, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On March 13th, 2012, Jack I. Gillespie, pursuant to instrument recorded at Instrument Number: 20210330000110710, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

Lot 3, in Block 5, according to the Survey of the First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate, Shelby County, Alabama.

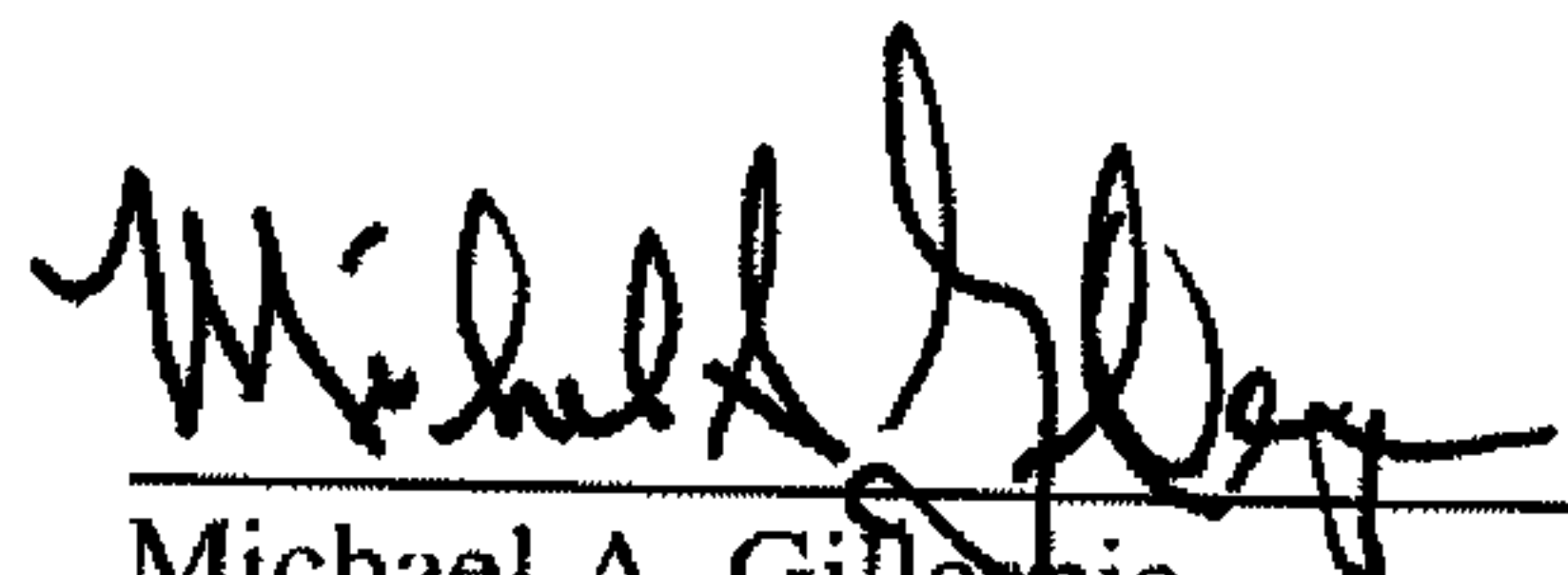
3. On or about March 14th, 2021, Jack I. Gillespie died, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Jack I. Gillespie, he left the following heirs and next-of-kin to survive him:

Michael A. Gillespie - Son
120 High Crest Road
Pelham, AL 35124

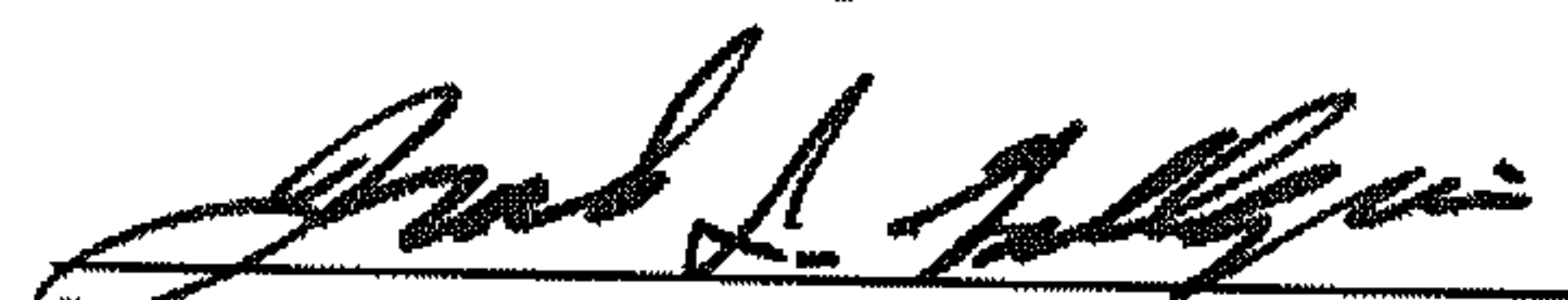
Jack I. Gillespie - Son
490 Heatherwood Drive
Birmingham, AL 35244

David L. Gillespie - Son
770 County Road 441
Verona, AL 36091

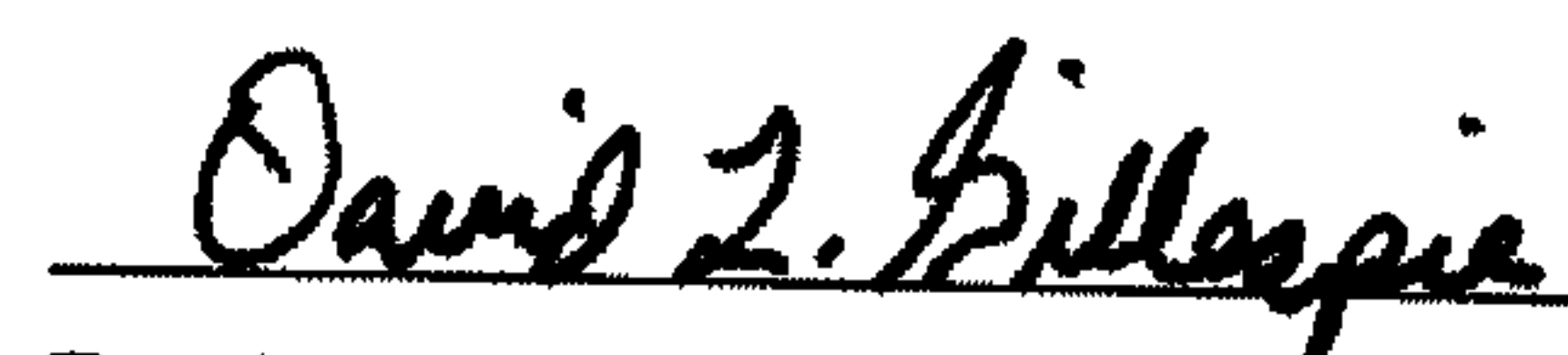
5. The above designated survivors, are the only heirs and next of kin of Jack I. Gillespie, are over the age of nineteen (19) years, and of sound mind. Furthermore, Jack I. Gillespie left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Jack I. Gillespie have heretofore been paid and satisfied.



Michael A. Gillespie



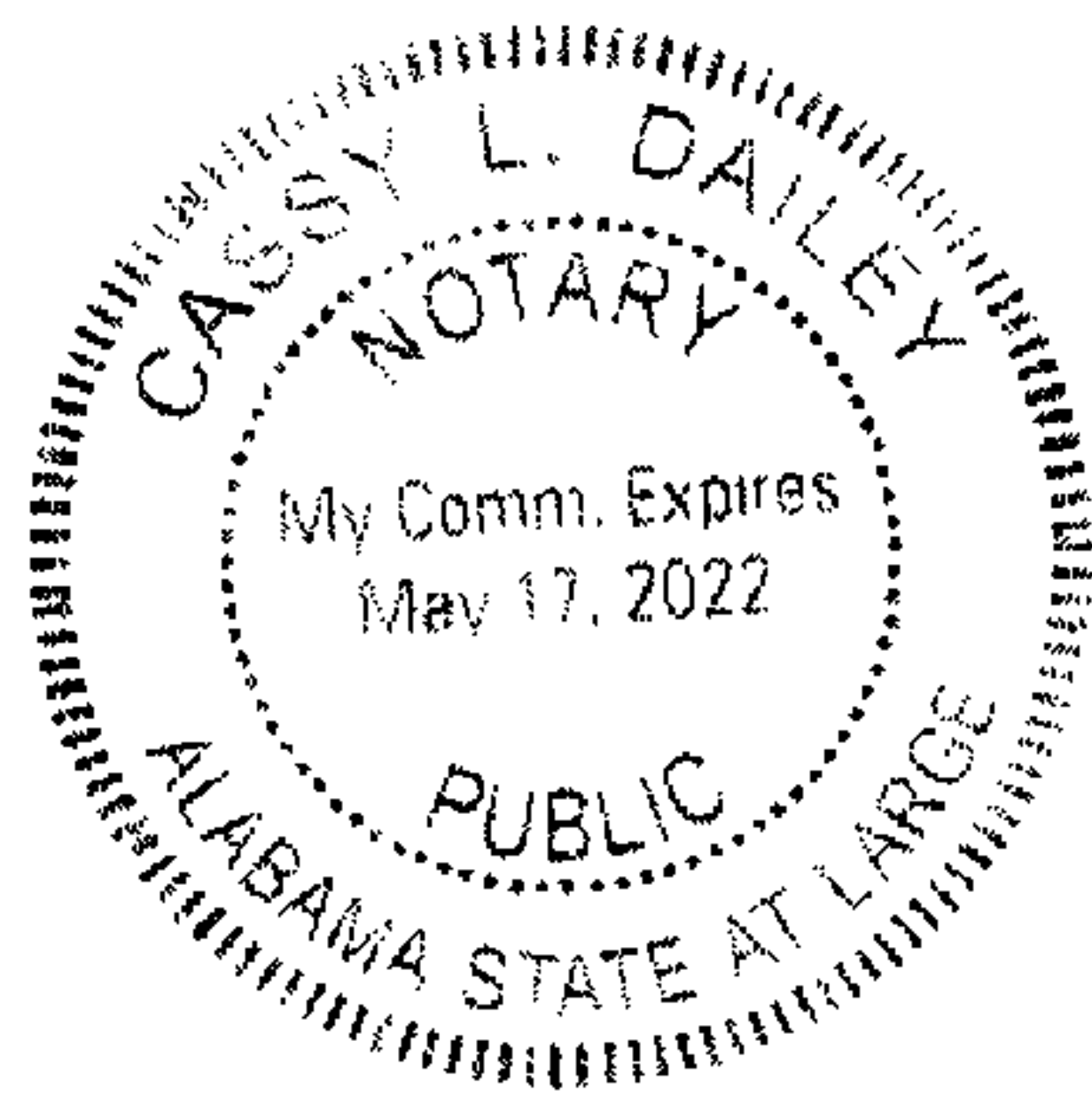
Jack I. Gillespie



David L. Gillespie

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael A. Gillespie, Jack I. Gillespie, and David L. Gillespie**, whose names are signed to the foregoing **heirship affidavit**, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 24th day of August, 2021.



Cassy L. Dailey
Notary Public
My commission expires: 5-17-22

Seller Address: 120 High Crest Road, Pelham, AL 35124
490 Heatherwood Drive, Birmingham, AL 35244
770 County Road 441, Verbena, AL 36091
Buyer Address: 3311 Chauncey Pl., Apt. 103, Mount Rainier, MD 20712
Property Address: 1709 Burning Tree Drive, Pelham, AL 35124

AFFIDAVIT AS TO HEIRS

State of ALABAMA

County of Jefferson

On this 20th day of August, 2021 before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of Jack I. Gillespie, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of Jack I. Gillespie under Section 43-8-41 et seq. of the Code of Alabama the owner of the real property described herein.

Jack I. Gillespie died on March 14th, 2021. Decedent did have a Last Will and Testament in the State of Alabama, dated January 16th, 2012 that shall not be offered for Probate.

Upon Jack I. Gillespie's death he was the fee simple owner in the following described property:

Lot 3, in Block 5, according to the Survey of the First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate, Shelby County, Alabama.

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Name of widower: None

Children: Michael A. Gillespie, Jack. I. Gillespie, and David L. Gillespie.

Adopted children: NONE

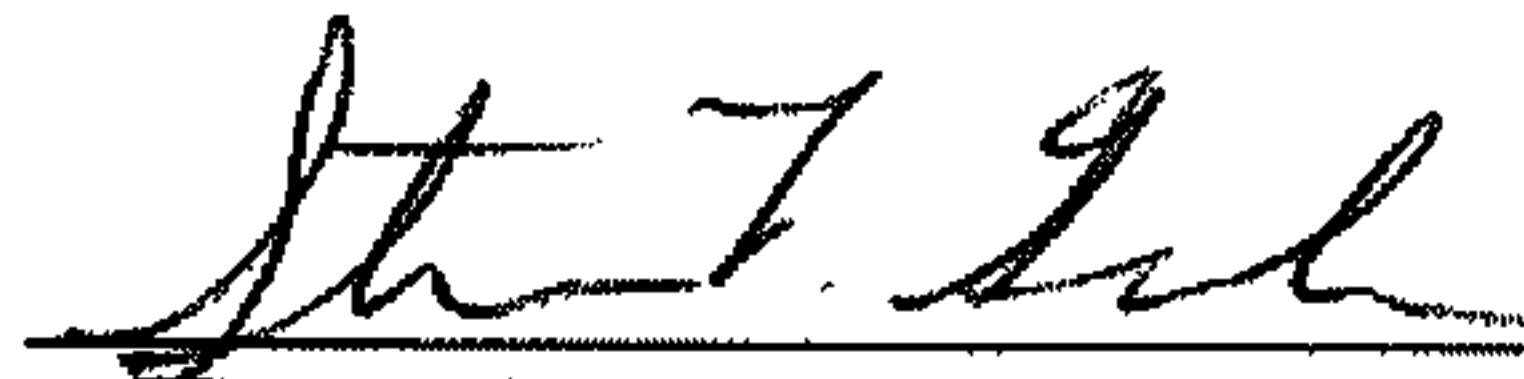
Descendants of deceased children: NONE.

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

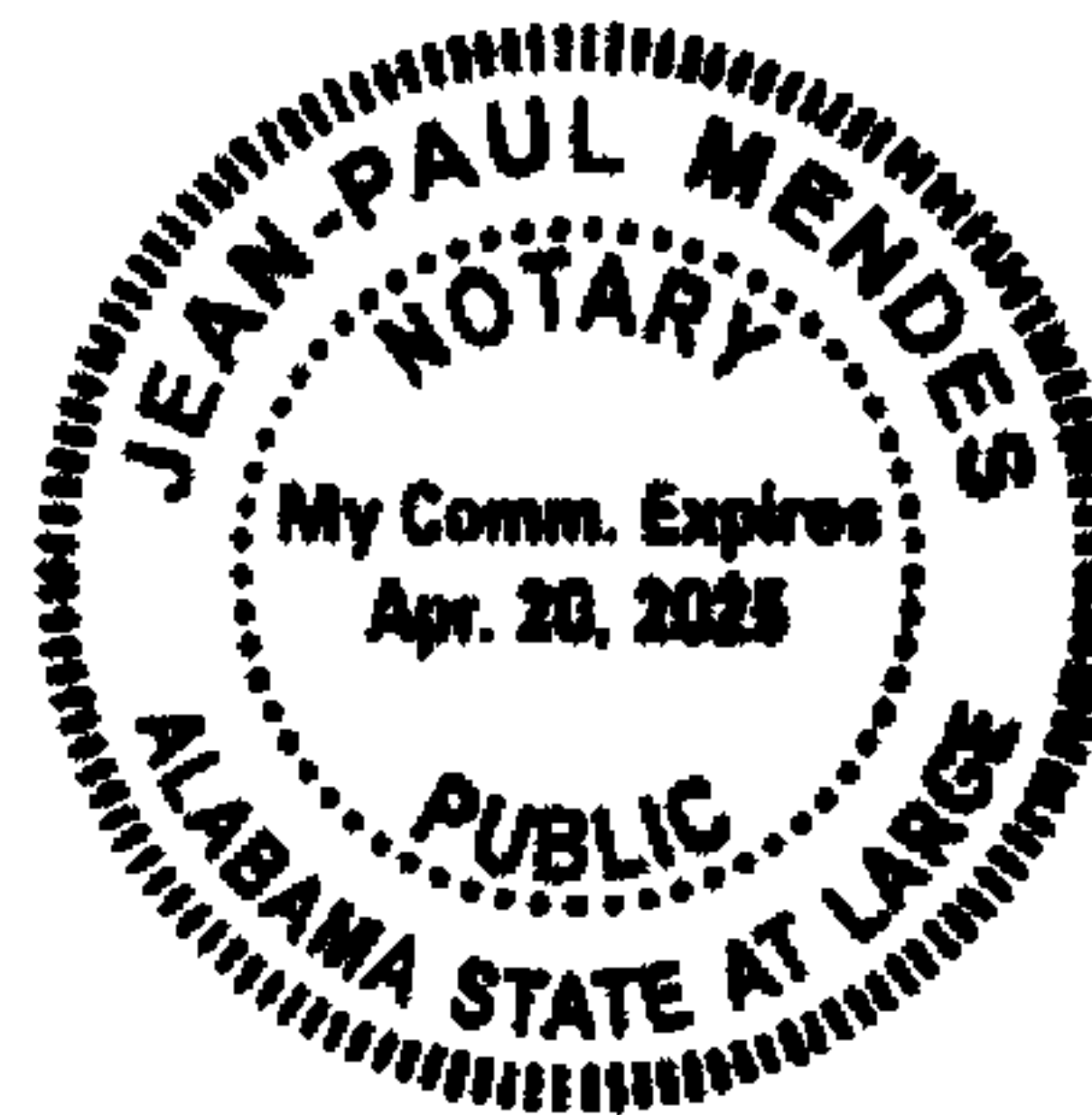
To the best of my knowledge the debts against said estate have been paid.

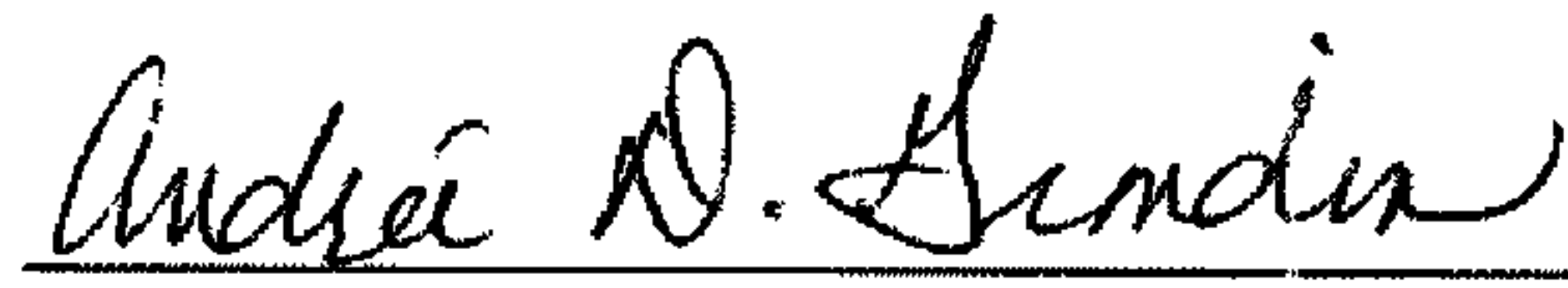

Affiant (signature)
Steven F. Grondin
Steve Grondin

199 Trace Ridge Rd Hoover AL 35244
Address

Subscribed and sworn to before me on this 20th day of August 2021.

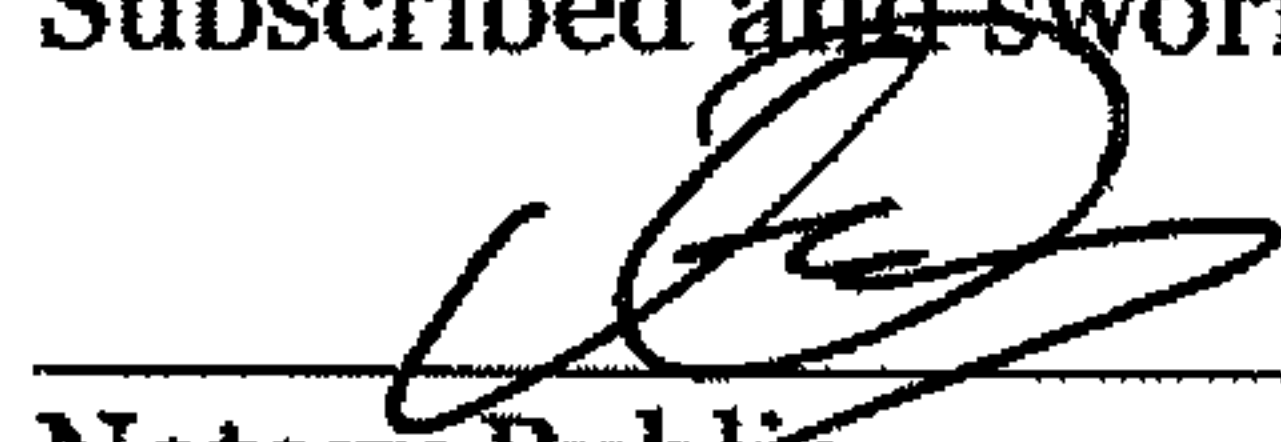

Notary Public
My term expires: 4/20/2025

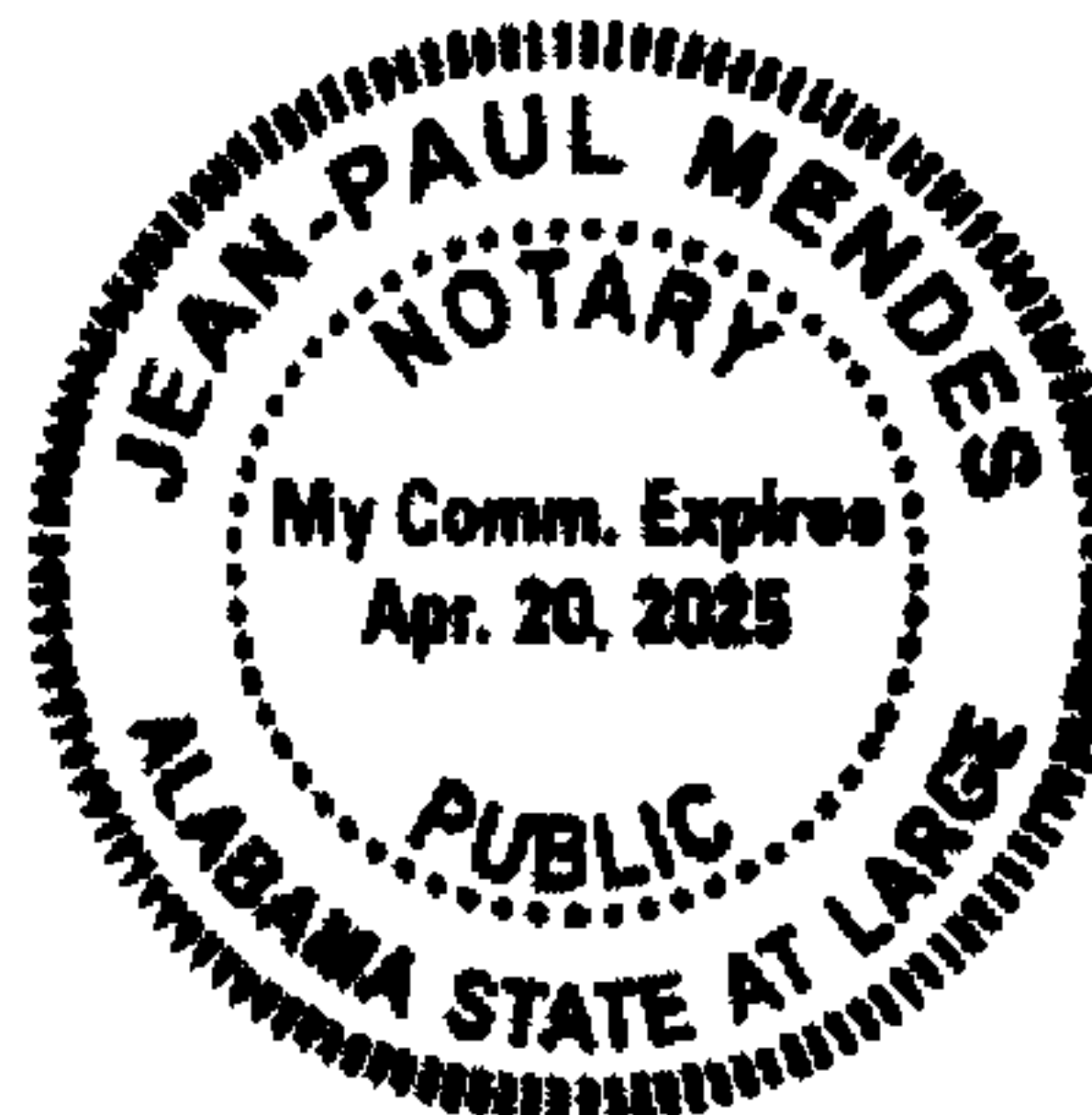



Affiant (signature)
Andree D. Grondin
Andree Grondin

199 Trace Ridge Rd Hoover, AL 35244
Address

Subscribed and sworn to before me on this 20th day of August 2021.

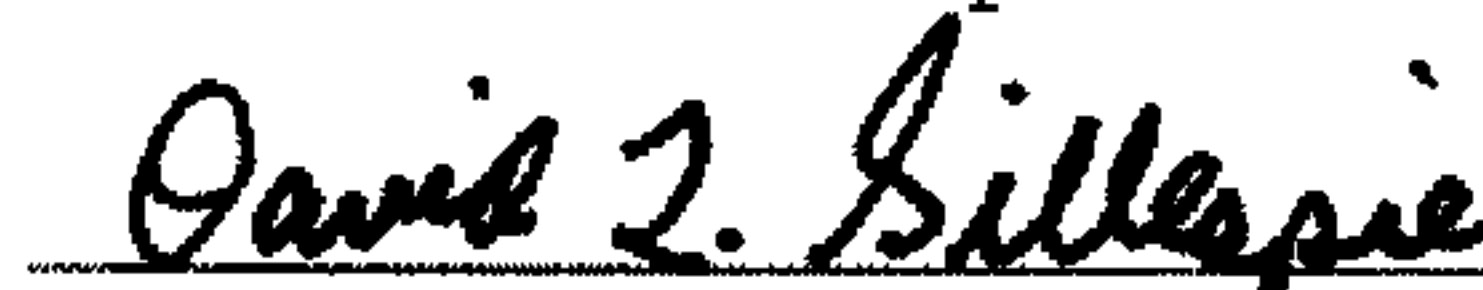

Notary Public
My term expires: 4/20/2025



Accepted and Agreed:


Michael A. Gillespie


Jack I. Gillespie


David L. Gillespie

