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09/24/2021 03:29:18 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Malisa Abrahams and Leroy Abrahams
502 Carnoustie
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100819

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Wayne Lee Moore, as Personal Representative of the Estate of Buell V. Moore, deceased, Shelby County Probate Case No. PR-2019-000988**, whose address is 1924 N. ORCHARD ST. CHICAGO IL 60614, (hereinafter "Grantor", whether one or more), by **Malisa Abrahams and Leroy Abrahams**, (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 **Malisa Abrahams and Leroy Abrahams, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **502 Carnoustie, Birmingham, AL 35242, to-wit:**

Lot 210, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, 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.

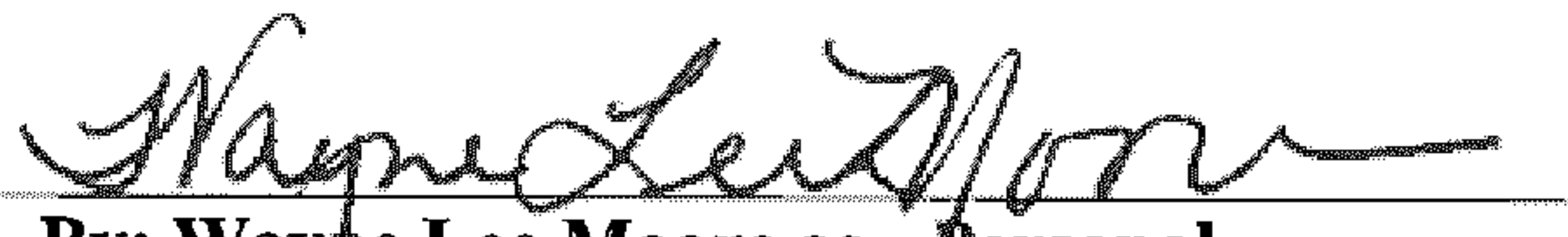
Buell V. Moore was the surviving grantee of that deed recorded in Book 356, Page 584, in the Probate Office of Shelby County, Alabama; the other grantee Gaynell Moore, having died on or about the 5th day of MARCH, 2018

Subject to a third-party mortgage in the amount of \$680,000.00 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 23 day of September, 2021.


**Wayne Lee Moore, as Personal
Representative of the Estate of Buell V.
Moore, deceased, Shelby County Probate
Case No. PR-2019-000988**

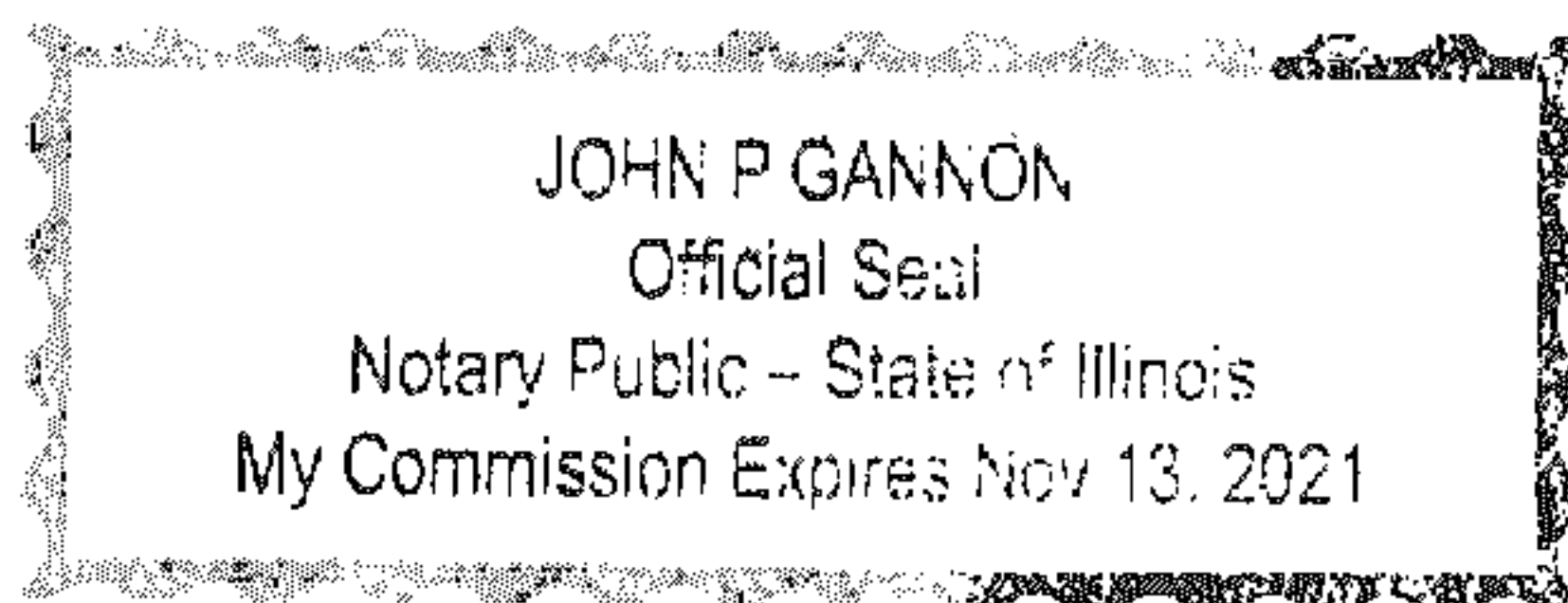

By: Wayne Lee Moore as Personal Representative

State of IL
County of COV

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Wayne Lee Moore, as Personal Representative of the Estate of Buell V. Moore, deceased, Shelby County Probate Case No. PR-2019-000988, 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 23 day of September, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2021 03:29:18 PM
\$195.00 CHERRY
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Allen S. Bayl