

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Stephen Hebert and Jane Hebert
1046 Hollis Road
Westlake, LA 70669



20211006000487150 1/2 \$525.00
Shelby Cnty Judge of Probate, AL
10/06/2021 08:22:09 AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thousand and 00/100 (\$500,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Karen Lynne McLane Gammon, as Personal Representative of the Estate of Zeta Graham McLane, Probate Case No. PR-2021-000559**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stephen Hebert and Jane Hebert**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lots 46, 47 and 48, according to the Survey of Shelby Shores, 1974 Addition, Phase 2, as recorded in Map Book 6, page 33, in the Probate Office of Shelby County, Alabama.

Property Address: 144 Hall Circle, Shelby, AL 35143

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Zeta Graham McLane was the surviving grantee of the deed recorded in Instrument 1997-39744 in the Probate Office of Shelby County, Alabama. The other grantee, George W. McLane, having died on or about the 20th day of November, 2020.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/06/2021
State of Alabama
Deed Tax:\$500.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5th day of October, 2021.

Estate of Zeta Graham McLane

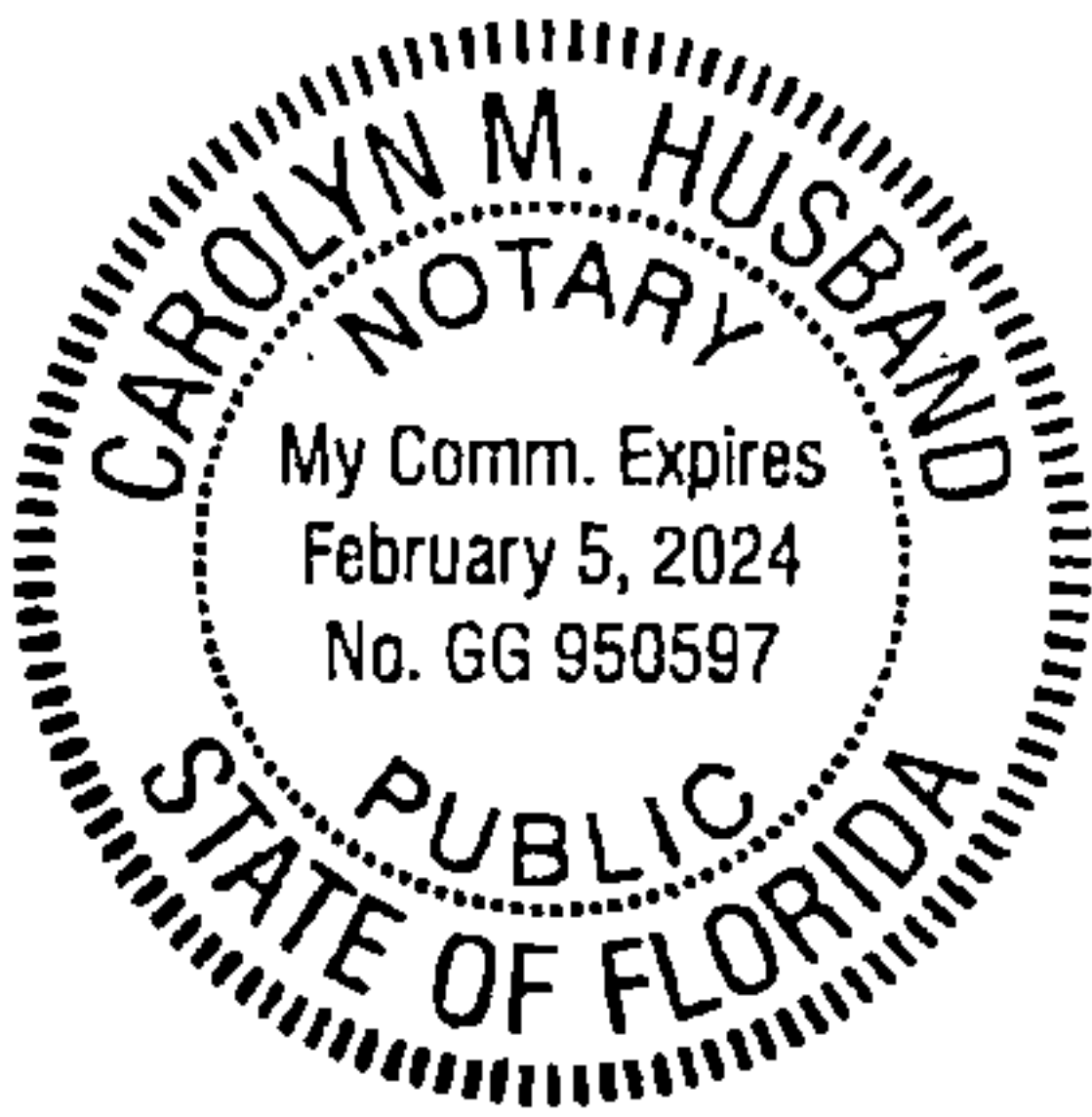
By: Karen Lynne McLane Gammon
Karen Lynne McLane Gammon,
Personal Representative

STATE OF FLORIDA)
COUNTY OF Gulf)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen Lynne McLane Gammon, whose name as Personal Representative of the Estate of Zeta Graham McLane, Probate Case No. PR-2021-000559, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument she, as Personal Representative signed her name voluntarily for and as the act of said Estate on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the ____ day of October, 2021.

Carolyn M. Husband
NOTARY PUBLIC
My Commission Expires: 2/5/2024



Grantor's Address:
Karen Gammon
290 Rudy's Blaze Drive
Wewahitchka, Florida 32465