


THIS INSTRUMENT PREPARED BY:
MORGAN M. TURNER
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Lynita Caudill
465 North Lake Road
Birmingham, Alabama 35243

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED


20211026000517660 1/1 \$79.00
Shelby Cnty Judge of Probate, AL
10/26/2021 08:18:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty-Five Thousand and No/100ths (\$285,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Estate of John R. Douglas, III, Shelby County, Alabama Probate Case No. PR-2021-000079**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey unto the GRANTEE, **Lynita Caudill**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 26, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23, page 3, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Property Address: 465 North Lake Road, Birmingham, Alabama 35243.


Note: The preparer of this deed has not researched the title to subject property.

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 GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **The Estate of John R. Douglas, III, by and through Mark S. Boardman, Personal Representative**, has hereunto set his hand and seal this the 15th day of October, 2021.

Grantor:
Mark S. Boardman, Personal Representative
Boardman, Carr, Petelos, Watkins & Ogle, P.C.
400 Boardman Drive
Chelsea, Alabama 35043

The Estate of John R. Douglas, III, Shelby County, Alabama Probate Case No. PR-2021-000079
By: 
Mark S. Boardman, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 10/26/2021
State of Alabama
Deed Tax: \$57.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mark S. Boardman, whose name as Personal Representative of The Estate of John R. Douglas, III, Shelby County Probate Case PR-2021-000079, is signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Personal Representative and with full authority, executed the same 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 15th day of October, 2021.


NOTARY PUBLIC
My Commission Expires: 2/10/25