

Send tax notice to: Sloan Living Trust, 1021 Danberry Lane, Hoover, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six hundred forty-five thousand and no/100 (\$645,000.00) the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ann Robbins, an unmarried woman whose mailing address is:

2441 Dalton Dr, Pelham, Al 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sloan Living Trust dated December 11, 2017 **whose mailing address is:**
1021 Danberry Lane, Hoover, Al. 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County , Alabama, **the address of which is: 1021 Danberry Lane, Hoover, Al. 35242** to-wit:

Lot 39B, according tot he Cottages of Danberry Resurvey No. 3, as recorded in Map Book 41, Page 80 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Ann Robbins is the surviving Grantee of that certain Deed filed for record in Inst. 2013206000472370; the other Grantee James W. Robbins having died on or about

May 9th 2017

Grantor Ann Robbins is one and the same person as Ann T. Robbins under Durable Power of Attorney which is being recorded simultaneously herewith. She is also one and the same as Martha A. Robbins.

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 Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29 day of November, 2021.

Ann T. Robbins by & through her agent

James W. Robbins, Jr. (Seal)
ANN T. ROBBINS (AKA ANN ROBBINS) BY &
THROUGH HER AGENT JAMES W. ROBBINS, JR.

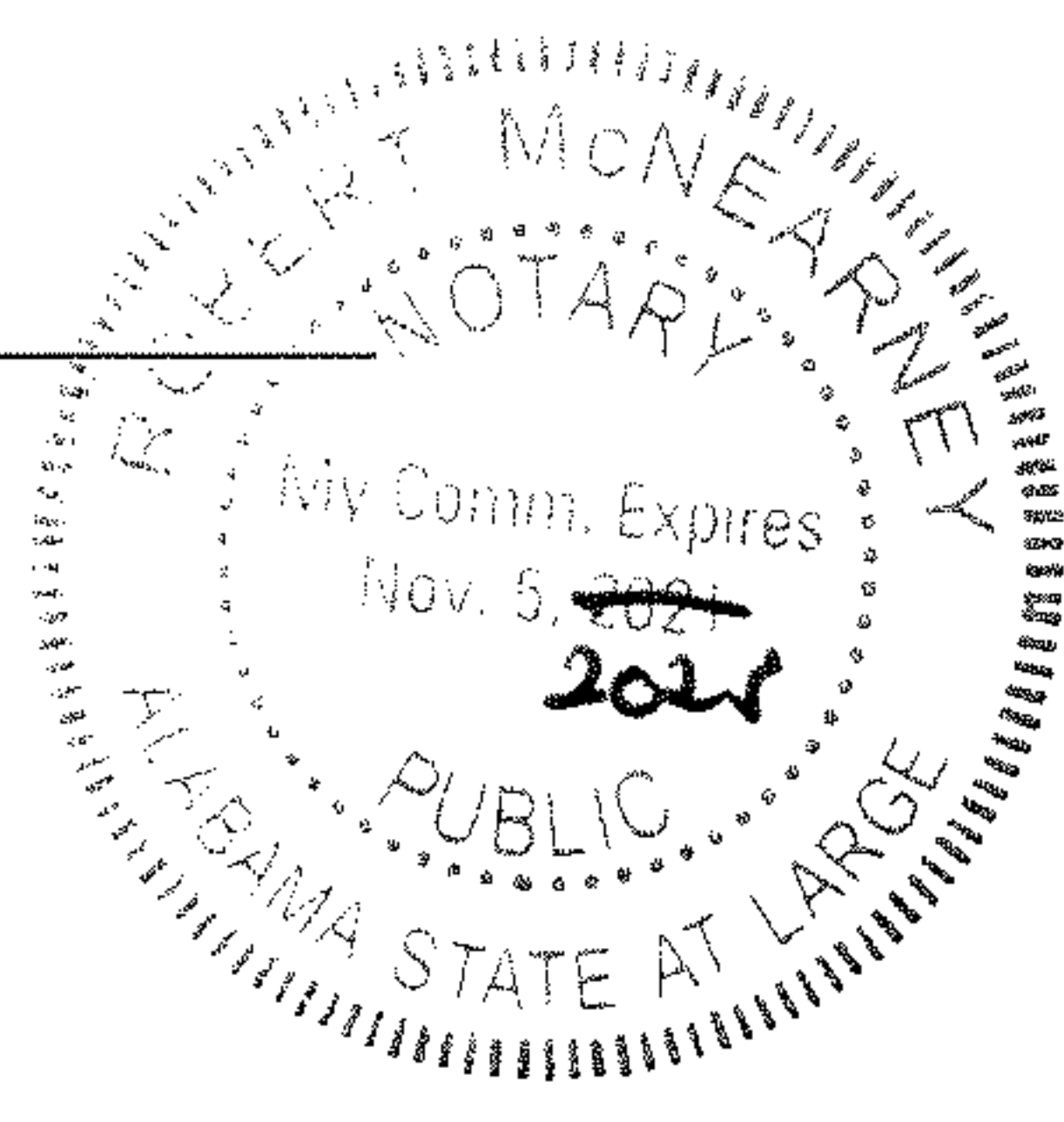
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James W. Robbins, Jr. under Durable Power of Attorney for Ann T. Robbins (aka Ann Robbins) , an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me acknowledged before me that being informed of the contents of this conveyance, he in his capacity as Attorney in Fact under Durable Power of Attorney for Ann T. Robbins, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29 day of December, 2021.

[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2021 10:55:00 AM
\$670.00 BRITTANI
20211214000590770

Allie S. Boyd