

20220224000077610
02/24/2022 08:00:30 AM
DEEDS 1/1

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Cynthia Lynne Hooks
130 Heritage Trace Pkwy.
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$279,900.00)**, 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

Kristen L. Pate, Also Known As Kristie Pate Butler, Personal Representative of the Estate of Brenda L. Pate aka Brenda Gail Pate, Deceased, Probate Case No. PR-2021-001033, whose mailing address is:

158 Revolutionary Way Montevallo AL 35115

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

Cynthia Lynne Hooks, whose mailing address is: 130 Heritage Trace Pkwy., Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 130 Heritage Trace Pkwy., Montevallo, AL 35115** to-wit:

Lot 180, according to the Map and Survey of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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

\$223,920.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, I (we) have hereunto set my/our hand(s) and seal(s) this the 23rd day of February, 2022.

ESTATE OF BRENDA L. PATE AKA BRENDA GAIL
PATE, DECEASED

Kristen L. Pate AKA Kristie Pate Butler
Kristen L. Pate AKA Kristie Pate Butler
Personal Representative



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 08:00:30 AM
\$80.00 JOANN
20220224000077610

State of Alabama
County of Shelby

Allen S. Byrd

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kristen L. Pate, Also Known As Kristie Pate Butler, Personal Representative of the Estate of Brenda L. Pate aka Brenda Gail Pate, Deceased, 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 conveyance shein his/her/ their capacity as Personal Representative and as Trustee of the Estate of Brenda L. Pate aka Brenda Gail Pate, Deceased executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 23rd day of February, 2022.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

