

State of Alabama)  
County of Shelby)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of five hundred thirty thousand three hundred and no/100 (\$530,300.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Holly Blair Woodson and Leisa Ann Woodson Stewart as the Personal Representatives of the Estate of Geraldine Alice Woodson, [Probate Case #pc-21-106 Clarke County, Alabama] (Grantors) whose address is 1828 Lancaster Road, Homewood, Alabama 35209 do grant, bargain, sell and convey unto John W. Kelly, Jr. as the Trustee of The Kelly Family Living Trust, dated October 23, 2020 (Grantee), whose address is 3001 Arbor Bend, Hoover, Alabama 35244, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 87, according to the Final Plat of Arbor Hill Phase, III as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama. aka 3001 Arbor Bend, Hoover, Alabama 35244

**Subject to:**

Ad valorem taxes due October 1, 2022.

Minerals and mining rights not owned by grantors.

Matters as shown on record map.

Title to all minerals not owned by Grantors.

Declaration of Restrictive Covenants as recorded in Instrument 2002/13487, together with Assignment of Developers rights as recorded in Instrument 2002/30821, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 65, page 1; Deed Book 332, page 554 and Instrument 2004/12713 in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 69, page 455 and Covenants pertaining thereto as recorded in Real 69, page 458, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 136, page 34; Deed Book 151, page 449; Deed Book 136, page 28 and Deed Book 108, page 363, in the Probate Office of Shelby County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Arbor Hills recorded in Instrument 2003090500059578; First Amendment to Declaration recorded in Instrument 20090821000323150; Second Amendment to Declaration recorded in Instrument 20090821000323160 and Third Amendment to Declaration recorded in Instrument 20100611000186700, in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Arbor Hills Homeowners' Association Inc. as recorded in Instrument 20030905000595750, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

Restrictive Covenants and Grant of Easement to Alabama Power Company, recorded in Instrument 20050801000383350, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said **GRANTEE** its successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 2<sup>ND</sup> day of March, 2022.

Holly Blair Woodson  
**Holly Blair Woodson as Personal Representative  
of the Estate of Geraldine Alice Woodson, deceased  
Probate Case #PC-21-106 Clarke County, Alabama.**

State of Alabama)  
Jefferson County)

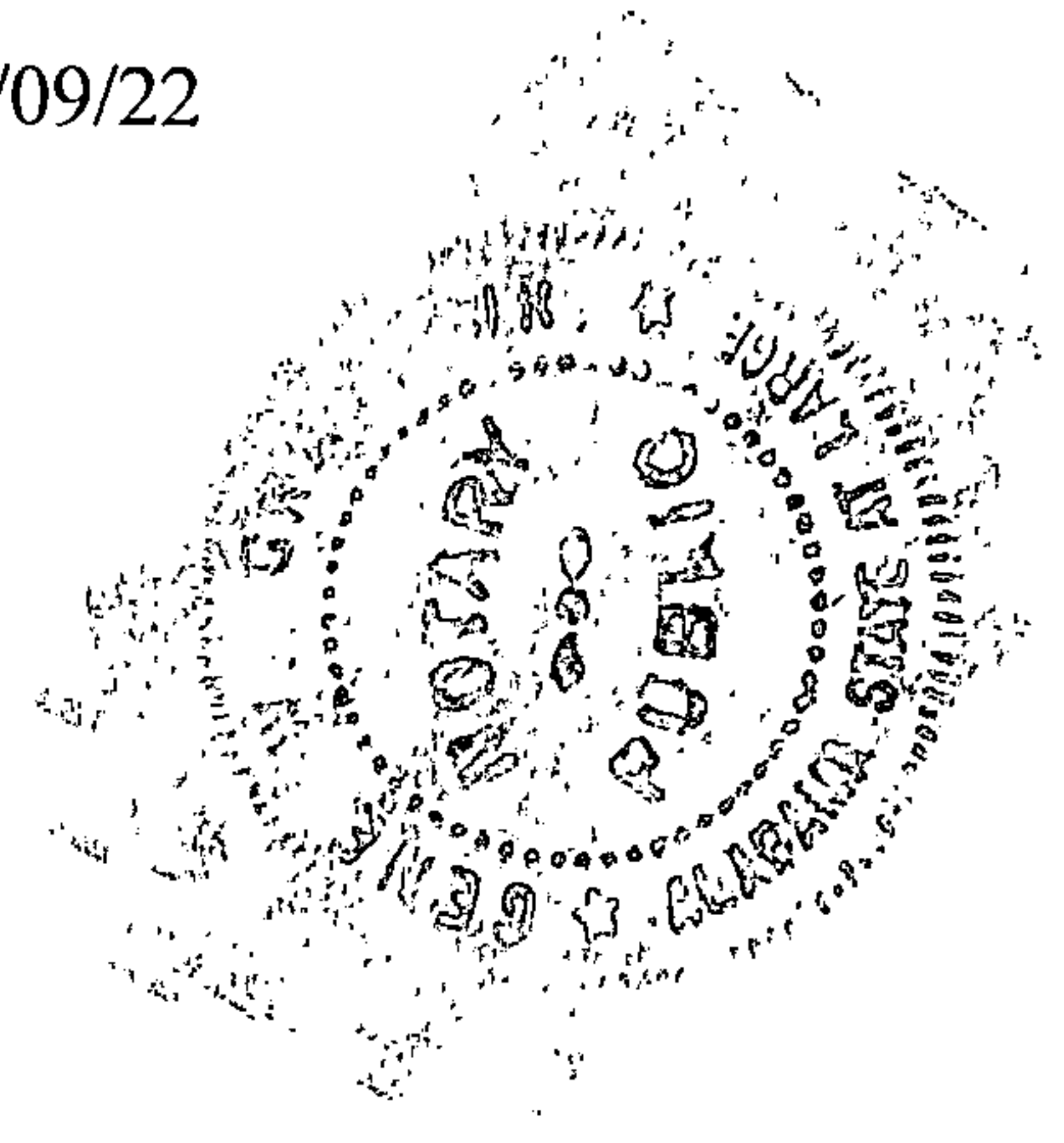


I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Holly Blair Woodson whose name as the Personal Representative of the Estate of Geraldine Alice Woodson, deceased Probate Case #PC-21-106 Clarke County, Alabama whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she, as said Personal Representative and with full authority executed the same voluntarily on the day the same bears date for and as the act of said Estate.

Given under my hand and official seal of office this 2<sup>ND</sup> day of March, 2022.

\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/22

**Leisa Ann Woodson Stewart Woodson as Personal Representative of the Estate of Geraldine Alice Woodson, deceased Probate Case #PC-21-106 Clarke County, Alabama.**



State of Alabama)  
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that, Leisa Ann Woodson Stewart whose name as the Personal Representative of the Estate of Geraldine Alice Woodson, deceased Probate Case #PC-21-106 Clarke County, Alabama 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 said conveyance, she, as said Personal Representative and with full authority executed the same voluntarily on the day the same bears date for and as the act of said Estate.

Given under my hand and official seal of office this 3<sup>RD</sup> day of March, 2022.

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Notary Public  
Commission Expires: 11/09/22

This instrument prepared by:  
Gene W. Gray, Jr..  
2100 SouthBridge Parkway,  
Suite 638  
Birmingham, AL 35209  
205-879-3400  
File 222050

Send tax notice to:  
John W. Kelly, Jr. Trustee  
3001 Arbor Bend  
Hoover, Alabama 35244  
11-7-26-0-007-015.000

