
WARRANTY DEED
NO TITLE EXAM

STATE OF ALABAMA*
SHELBY COUNTY*

That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Edwina Cherie Merrifield and Alan Lyvoid McAndrews, pursuant to the Last Will and Testament, and as Personal Representative of the Estate of Billie Ruth McAndrews aka Billie R. McAndrews, Probate Case # 20BHM00062, Jefferson County, Alabama**, herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto **Edwina Cherie Merrifield and Alan Lyvoid McAndrews** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 11, 12 and 13, Lacoosa Estates, as shown on plat as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to all easements and restrictions of record.

This deed was prepared without the benefit of a title examination.
Billie Ruth McAndrews held an undivided 1/3 interest in subject property

Property Address: unk 33-6-13-0-003-019.000 & 33-6-13-003-019.001

Seller's Address: 401 & 402 Taylor Road, Remlap, AL 35133

Purchaser's Address: 401 & 402 Taylor Road, Remlap, AL 35133

Consideration: Pursuant to Last Will & Testament

Tax Value: \$249,760 (1/3 interest = \$83,253.33)

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

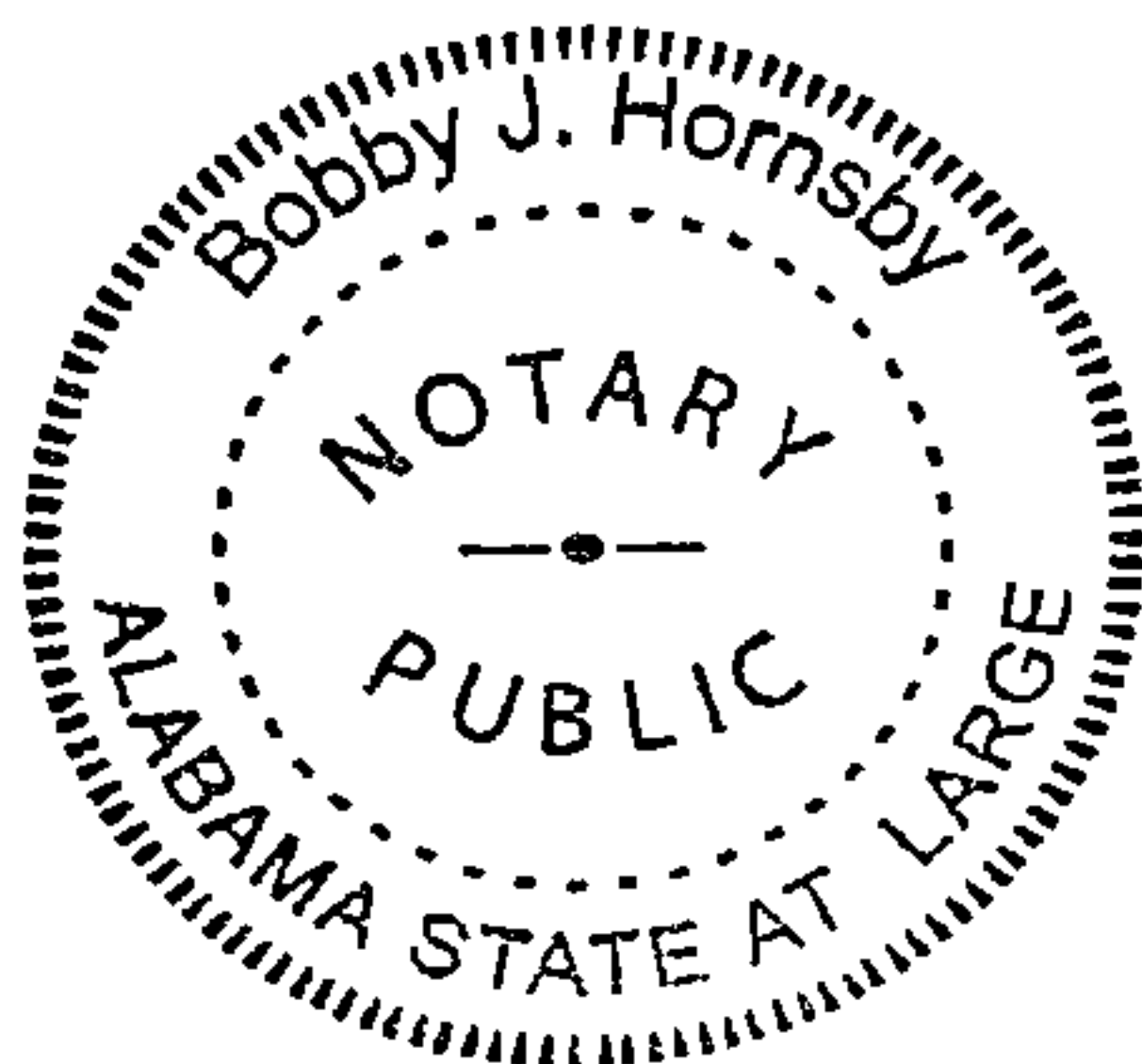
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of March, 2022



Edwina Cherie Merrifield

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Edwina Cherie Merrifield, a married woman** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of March, 2022




Notary Public
My Commission Expires: 11-14-25

This instrument was prepared by:
Hornsby & Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215
205-856-1000

Send Tax Notice To:
Alan Lyvoid McAndrews
401 Taylor Road
Remlap, AL 35133



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 01:44:38 PM
\$28.00 CHARITY
20220304000092310

