

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
Shield Property Solutions, LLC  
3590-B Pelham Parkway #207  
Pelham, Alabama 35124

## WARRANTY DEED

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, Gayla Ingram VanFleet, as Personal Representative of the Estate of Lela Elaine Ingram, deceased, Probate Case No. PR-2021-000746, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Shield Property Solutions, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 15, Block 2, according to a Resurvey of George's Subdivision of Keystone Sector 1, recorded in Map Book 3 Page 79, in the Probate Office of Shelby County, Alabama.


### SUBJECT TO:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 174 Page 32 and Map Book 3 Page 79, in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed 258 Page 11 in the Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 200 Page 538, Deed 138 Page 444, Deed 187 Page 55, Deed 187 Page 53, Deed 103 Page 55, Deed 160 Page 68, and Deed 213 Page 374 in the Probate Office.
5. Rights acquired by Alabaster Water and Gas Board by virtue of condemnation and final order of condemnation in the Probate Office of Shelby County, Alabama, recorded in Book 32 Page 655 and Page 699, in the Probate Office.
6. Rights acquired by Shelby County by way of condemnation filed March 15, 1954 and recorded in Final Record 16 Page 118, in the Probate Office.
7. Claims against the Estate of Lela Elaine Ingram, deceased, Probate Case Number PR-2021-000746.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22ND day of FEBRUARY, 2022.


  
Gayla Ingram VanFleet, as Personal Representative of the Estate of Lela Elaine Ingram, deceased, Probate Case No. PR-2021-000746

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gayla Ingram VanFleet, whose name as Personal Representative of the Estate of Lela Elaine Ingram, deceased, Probate Case No. PR-2021-000746, 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 she, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date on behalf of the Estate of Lela Elaine Ingram, deceased, Probate Case No. PR-2021-000746.

Given under my hand and official seal this 22ND day of FEBRUARY, 2022.



  
Notary Public  
My Commission Expires: 1/12/2025

**Grantor's Name:**

Gayla Ingram VanFleet, as Personal Representative of the Estate of Lela Elaine Ingram, deceased, Probate Case No. PR-2021-000746

**Mailing Address:**

335 Hulsey Road  
Jacksonville, AL 36265

**Property Address:**

1316 Brown Circle  
Alabaster, AL 35007

**Grantee's name:**

Shield Property Solutions, LLC

**Mailing Address:**

3590-B Pelham Parkway #207  
Pelham, Alabama 35124

**Date of Sale:** FEBRUARY 22ND, 2022

**Total Purchase Price:** \$75,000.00

or

Actual Value

or

Assessor's Market Value

- Bill of Sale
- Sales Contract
- Closing Statement

- Front of Foreclosure Deed
- Appraisal
- Other \_\_\_\_\_



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/04/2022 03:05:02 PM**  
**\$103.00 CHERRY**  
**20220304000092950**

*Allie S. Bayl*