

WARRANTY DEED

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03/16/2022 12:47:23 PM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
William Kent Upshaw
Patricia Comer Upshaw
1224 Oxford Court
Hoover, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

The Estate of Arnelle W. Denton, deceased, Shelby County, Alabama
Probate Case No. PR-2022-000024

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

William Kent Upshaw and Patricia Comer Upshaw

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 44, according to the survey of Barkley Square, as recorded in Map Book 27, Page 32, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 16th day of March, 2022.

THE ESTATE OF ARNELLE W. DENTON, DECEASED, SHELBY COUNTY, ALABAMA
PROBATE CASE NO. PR-2022-000024

By: Barbara Denton Horn
Barbara Denton Horn, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Barbara Denton Horn as Personal Representative of The Estate of Arnelle W. Denton, deceased, Shelby County, Alabama Probate Case No. PR-2022-000024 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, Barbara Denton Horn in her capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this March 16, 2022.

My Commission Expires:

Luke A. Henderson
Notary Public

Grantor's Address: P.O. Box 382167 Birmingham, AL 35238

Property Address: 1224 Oxford Court Hoover, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2022 12:47:23 PM
\$447.00 BRITTANI
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Allen S. Byrd

