

Send tax notice to:
LILLIAN Z GUY
116 WOODBURY DR
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2022121T

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Michelle Lynn Falco, as Personal Representative of the Estate of Randolph A. Hall, Shelby County, Alabama, Probate Case #PR-2022-000108** whose mailing address is: 30 Taft Ave, Islip, NY 11751 (hereinafter referred to as Grantors) in hand paid by **LILLIAN Z GUY and JUSTIN A GUY** whose property address is: **116 WOODBURY DR, STERRETT, AL, 35147** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 237, according to the Survey of Forest Parks 2nd Sector, as recorded in Map Book 22, page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Forest Parks 2nd Sector, as recorded in Map Book 22, page 71, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Volume 53, page 262.
4. Right of Way granted to Alabama Power Company recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, Page 191; Volume 126 at Page 192, Volume 126, Page 323, Volume 124, Page 519 and Volume 236, page 829.
5. Easement in favor of Alabama Power Company recorded in Volume 236, at Page 829.
6. Right of way for ingress/egress recorded in Volume 287, page 888.
7. Rights of upstream and downstream riparian owners with respect to any creeks, branches, streams or rivers traversing subject property.
8. Conditions, covenants and restrictions as recorded in Instrument #1997-11561.

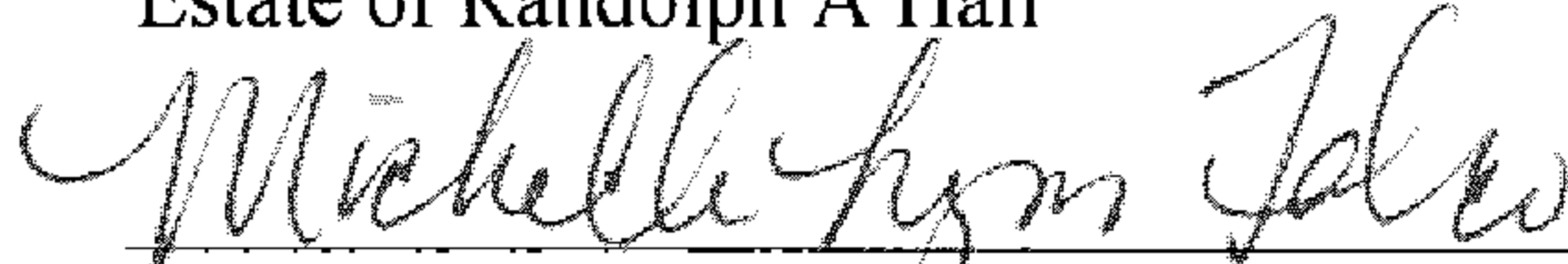
\$319,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Estate of Randolph A Hall by Michelle Lynn Falco its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28 day of March, 2022.

Estate of Randolph A Hall

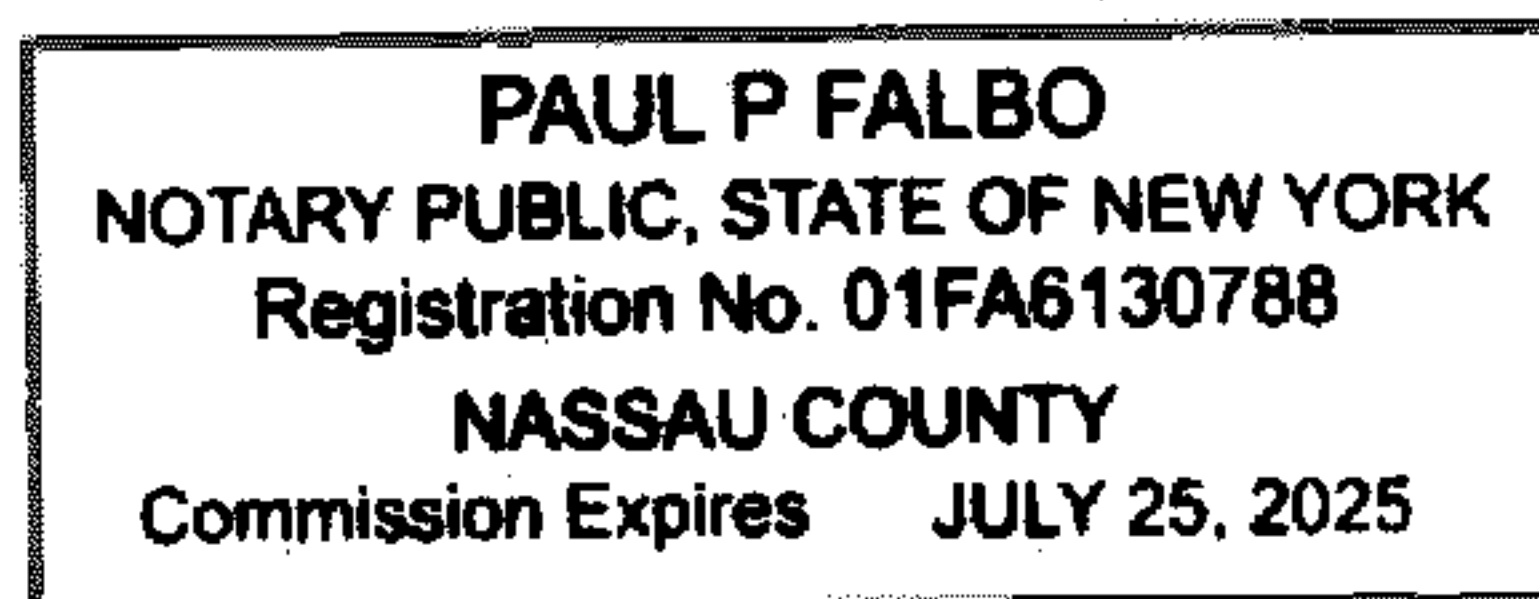


Michelle Lynn Falco, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Lynn Falco, whose name as Personal Representative of the Estate of Randolph A Hall, 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 said instrument, she, in her capacity as said Personal Representative of the Estate of Randolph A Hall and with full authority, executed the same voluntarily for and as the act of said Estate.

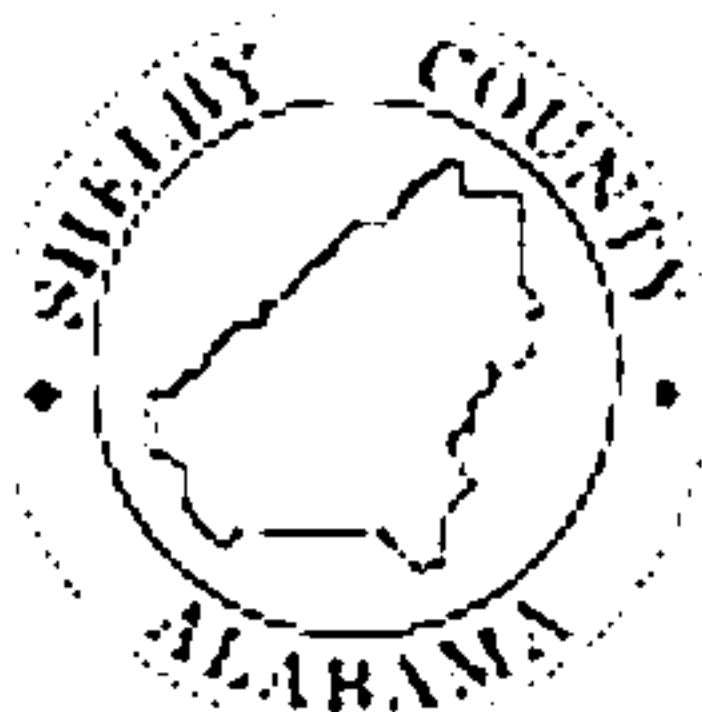
Given under my hand and official seal this the 28 day of March, 2022.



Notary Public

Print Name: PAUL FALBO

Commission Expires: 7/25/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 12:33:32 PM
\$60.50 CHARITY
20220401000133630

Allen S. Bayl