

SEND TAX NOTICE TO:
Diana T. Rettig and John R. Rettig
212 Lees Cove
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED AND 00/100 (\$227,300.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patsy B. Hyde, as Trustee of the Trust for the benefit of Susan Patrice Green created under the Last Will and Testament of Nancy B. Green, Deceased, Shelby County Probate Case No. PR-2020-000578**, whose address is 1180 Haven Road, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Diana T. Rettig and John R. Rettig**, whose address is 212 Lees Cove, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Diana T. Rettig and John R. Rettig, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 212 Lees Cove, Helena, AL 35080 to-wit:**

Lot 19, Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Shelby County, Alabama Probate Office.

The Grantor is also executing this conveyance pursuant to and in accordance with that certain Settlement Agreement recorded in Instrument No. 20220408000145200 in the Probate Office of Shelby County, Alabama.

Patsy B. Hyde is one and the same person as Patsy Barnes Hyde, as set out in Trust Certification recorded in Instrument No. 20220408000145210 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of April, 2022.

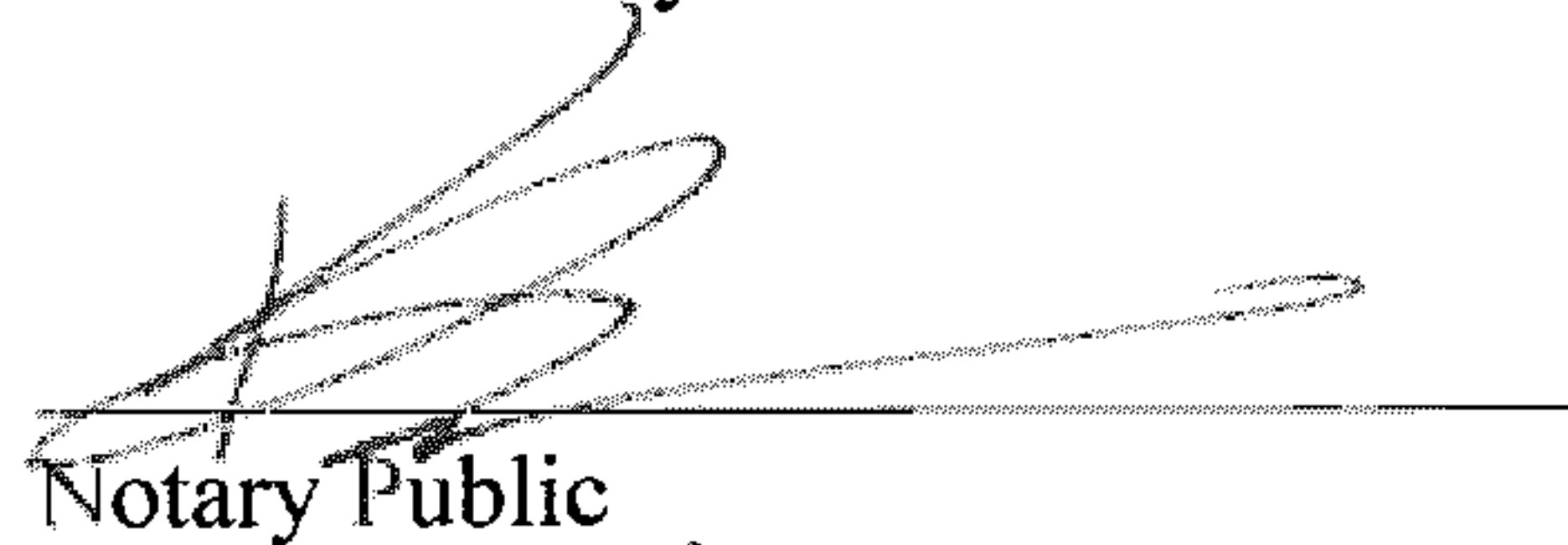


**Patsy B. Hyde, as Trustee of the Trust for
the benefit of Susan Patrice Green created
under the Last Will and Testament of
Nancy B. Green, Deceased, Shelby County
Probate Case No. PR-2020-000578**

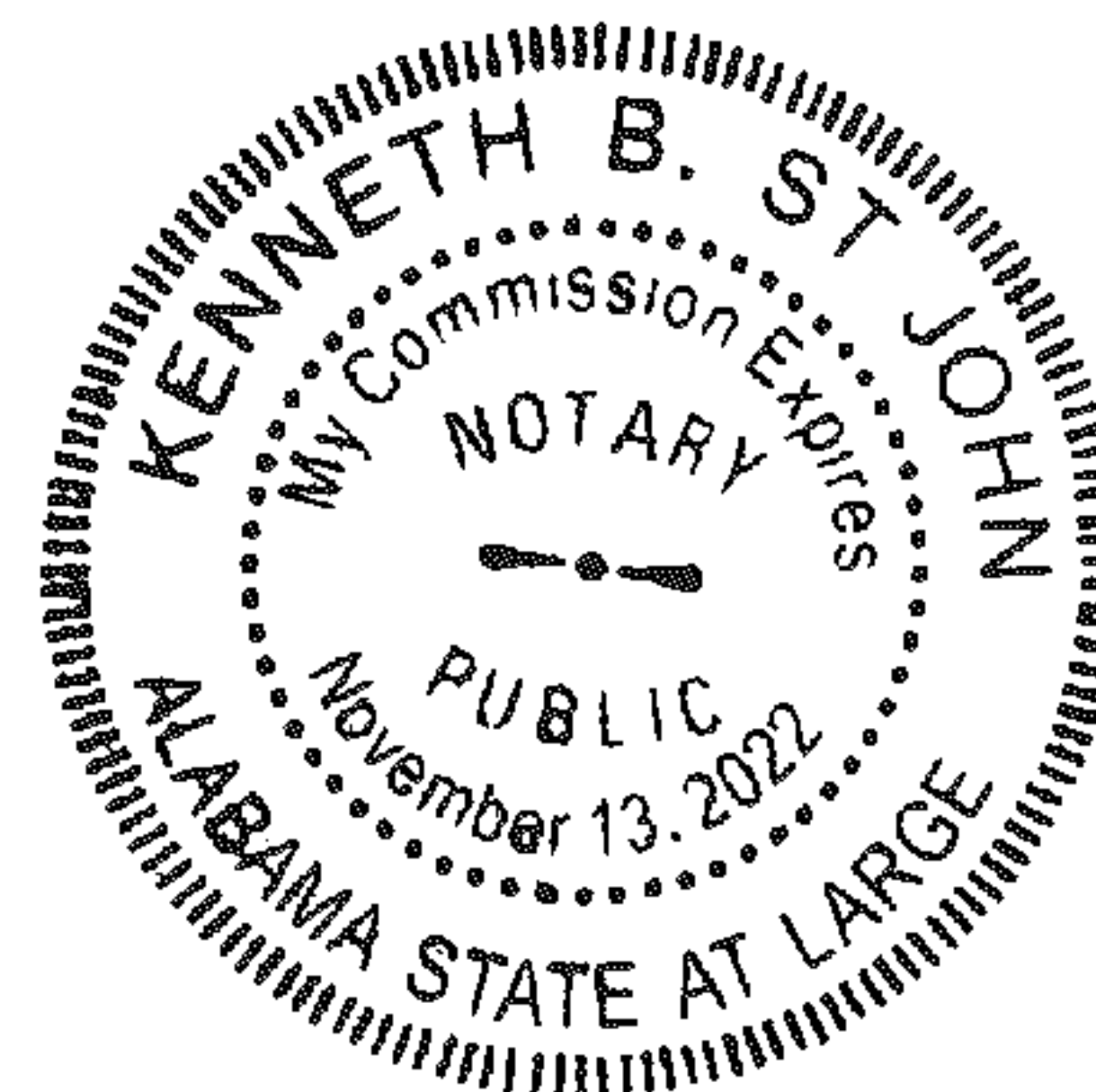
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Patsy B. Hyde, whose name as Trustee of the Trust for the benefit of Susan Patrice Green created under the Last Will and Testament of Nancy B. Green, Deceased, Shelby County Probate Case No. PR-2020-000578, 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, in her capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2022.


Notary Public

Print Name: *Kenneth B. St. John*
My Commission Expires: *11/13/2022*



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/11/2022 01:54:04 PM
\$254.50 CHERRY
20220411000147910**

Allie S. Bayl