

STATE OF ALABAMA
COUNTY OF SHELBY

EXECUTORS'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND no/100ths DOLLARS (\$10.00) in hand paid to the undersigned Grantor, the receipt sufficiency of which is hereby acknowledged, the undersigned **KIMBERLY F. MAENZA**, AS EXECUTOR OF THE ESTATE OF SHIRLEY FARMER, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells and conveys to **JOHN TIMOTHY FARMER**, (hereinafter called Grantee), all rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current year and thereafter.
2. Easements granted to City of Pelham in Deed Book 341, page 725.
3. Notes and Restrictions as shown on recorded map in Book 18, page 73.
4. Reservation of minerals as recorded in Instrument Number 1993-33446.
5. Easement and Building line as shown on recorded map.
6. Rights of the property owners in and to the common wall located on the land described herein.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 2000-28088, in the Probate Office of Shelby County, Alabama.

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, personal representatives, executors, administrators, successors, and assigns of Grantee forever.

Given under my hand and seal this 14 day of October 20 21.



20220504000181930 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/04/2022 08:38:58 AM FILED/CERT

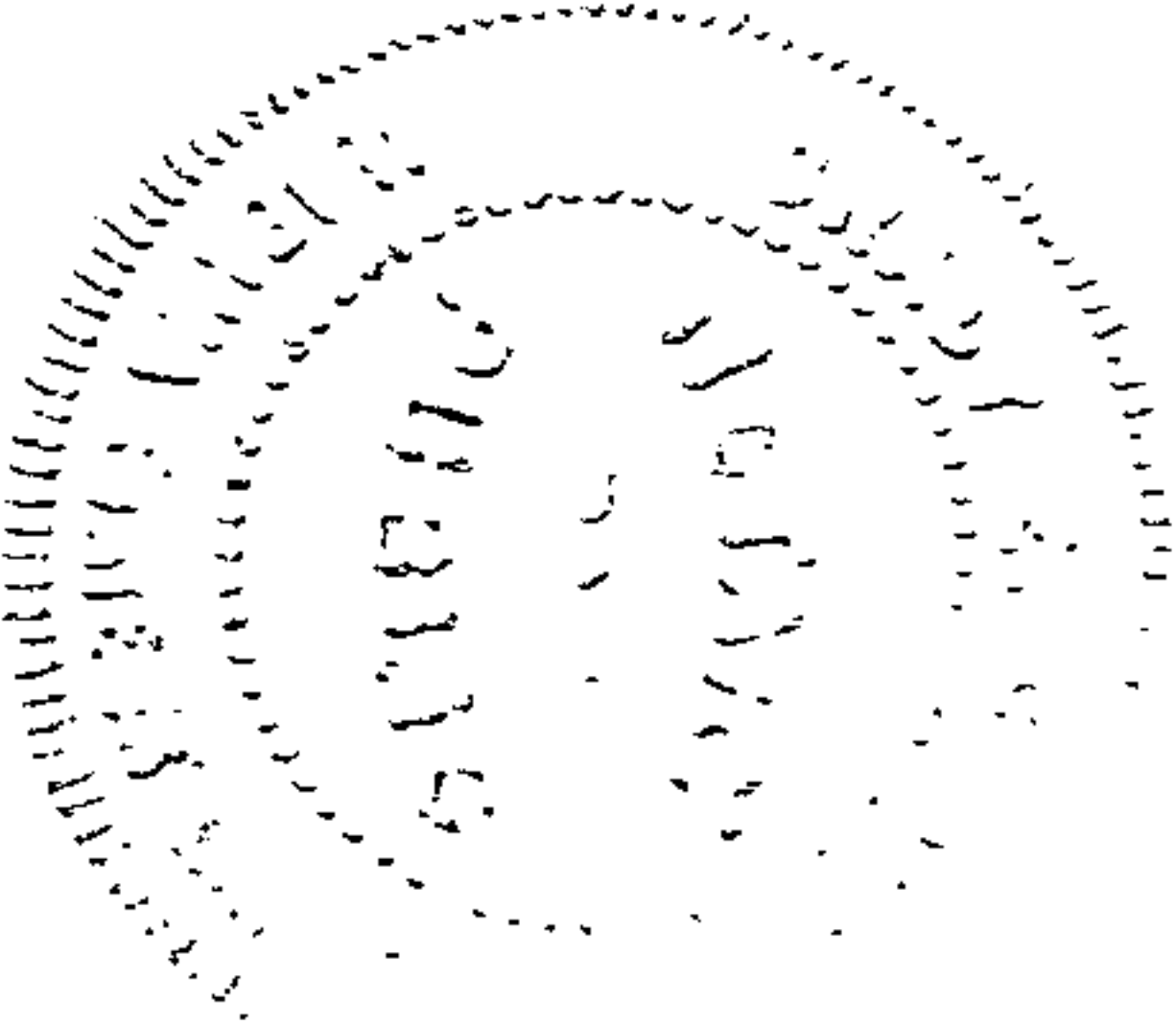
Kimberly F. Maenza
KIMBERLY F. MAENZA, Executor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KIMBERLY F. MAENZA**, whose name is signed to the foregoing conveyance, and who is

know to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this 14 day of October 2021.



[Signature]
NOTARY PUBLIC
My Commissions Expires 3/29/2023

This Document Prepared By:
Carden Legal Services
9340 Helena Road, Suite F335
Hoover, AL 35244
205.238.6689 Phone
205.476.0505 Facsimile


20220504000181930 2/2 \$26.00
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REAL ESTATE SALES VALIDATION INFORMATION

Property Address: 100 Chase Creek Circle, Pelham, AL 35124
Grantee's Address: 100 Chase Creek Circle, Pelham, AL 35124
Grantor's Address: 1816 Lake Ridge Road, Birmingham, AL 35126
Assessed Value: \$100,400.00

Per Will under case number PR-2021-000116 in Shelby County, AL.
Ac C. Smith Ch →