

20220601000221010
06/01/2022 04:03:43 PM
DEEDS 1/3

Send Tax Notice to:
Jeannie Nolen Sanders
109 Summercrest
Alabaster, AL 35007

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-881**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THOUSAND SEVEN AND 00/100 (\$300,007.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Daniel K. Capps and Shaun H. Capps, Personal Representatives of Estate of Doris Myers Capps (herein referred to as "Grantor," whether one or more), whose mailing address is

140 Churchill Drive, Maylene, AL 35114

by **Jeannie Nolen Sanders and Jennifer McDaniel (herein referred to as "Grantee," whether one or more),** whose mailing address is

109 Summercrest, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **109 Summer Crest, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Hendricks D. Capp, deceased, having died on or around 10/28/2004. Doris Myers Capps is one and the same as Doris M. Capps. Hendricks D. Capps and Doris M. Capps are the Grantees of that certain deed recorded on 9/18/1998 and recorded in Instrument # 1998-36569 in the Probate office of Shelby Co, Alabama.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1 day of June, 2022.

Estate of Doris Myers Capps

By: Daniel K. Capps
Daniel K. Capps, Personal Representative

By: Shaun H. Capps
Shaun H. Capps, 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 **Daniel K. Capps and Shaun H. Capps**, whose names as **Personal Representatives of Estate of Doris Myers Capps**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Doris Myers Capps**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of June, 2022.

[Signature]

Notary Public, State of

Printed Name

My Commission Expires:

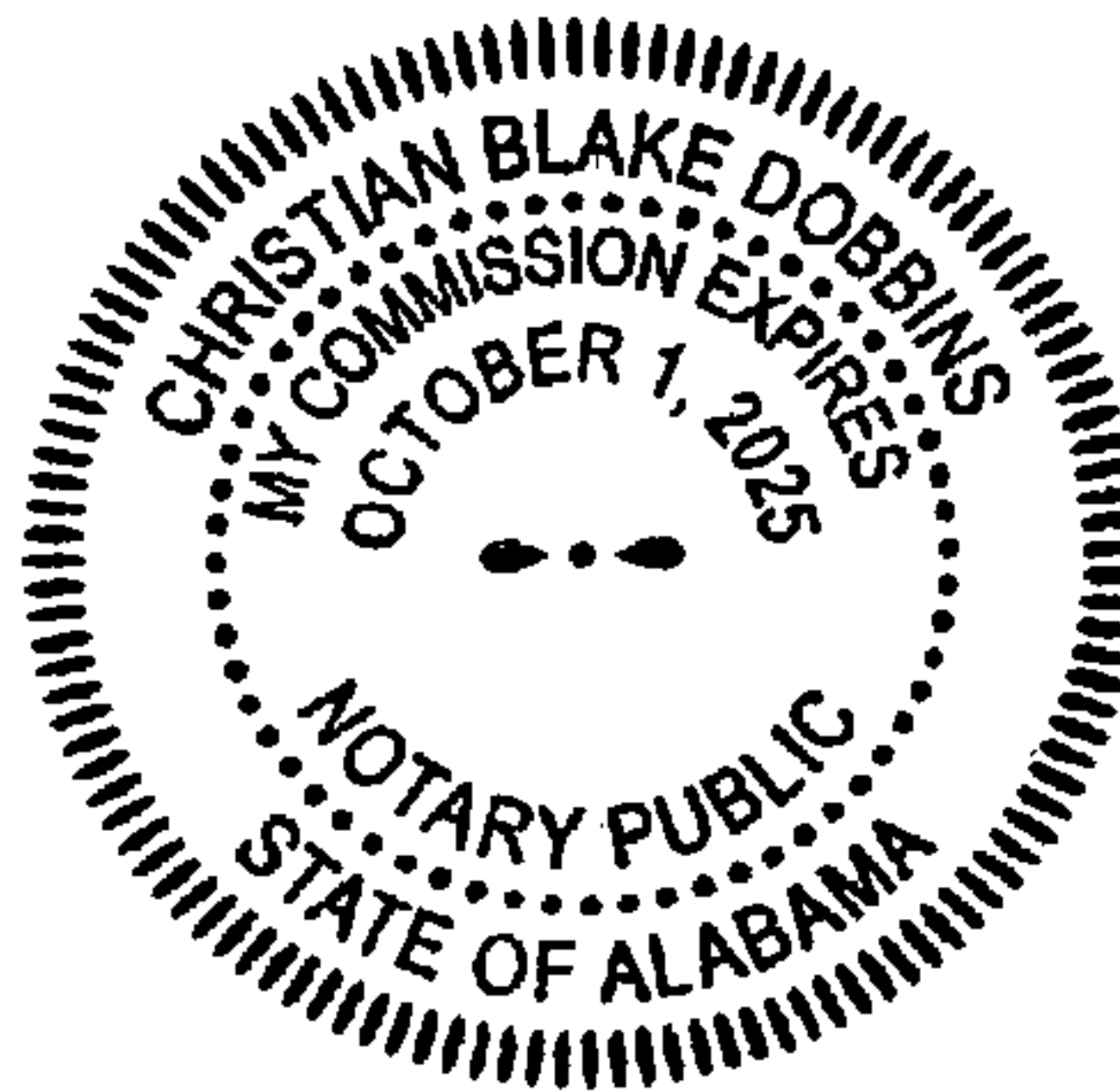


EXHIBIT A

Property 1:

Lot 35, according to the Survey of Summer Brooks, Sector 5, Phase 4, as recorded in Map Book 21, page 139, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 04:03:43 PM
\$329.50 JOANN
20220601000221010

Allen S. Bayl

General Warranty Deed – LE - JTROS (AL)