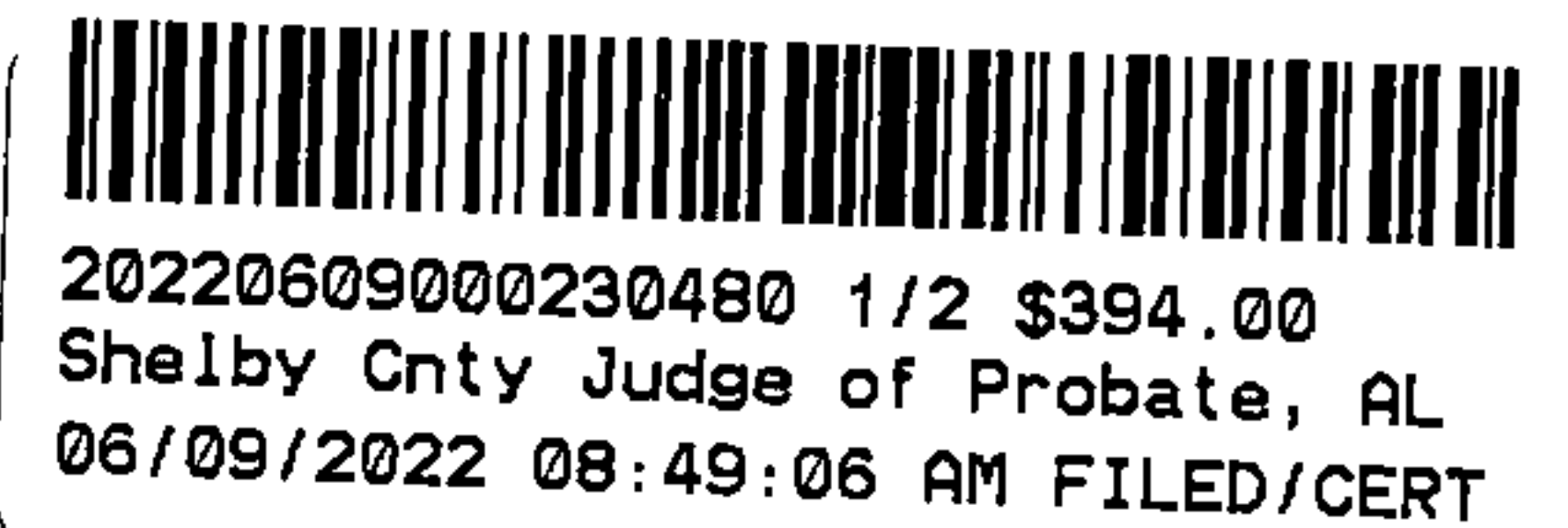


This instrument prepared by:
Honea Law, LLC/W. Jeff Honea, Sr., Attorney
16712 US HWY 280, STE D
Chelsea, Al 35043

Send Tax Notice to:
David Duffner
2109 Cameron Circle
Hoover, Al 35242

WARRANTY DEED



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **THREE HUNDRED AND SIXY-SEVEN THOUSAND and 00/100 (\$367,000.00)** and other good and valuable considerations paid to said estate by **JOSY M. DUFFNER**, a single woman, **DAVID V. DUFFNER AND JENNIE H. DUFFNER**, a married couple, to own as JTWROS, herein referred to as Grantees, the receipt in full and sufficiency whereof is acknowledged, we, **MICHAEL L. STEED AND WILLIAM D. STEED, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF IDA JEAN STEED, deceased, Case # PR-2021-001068** (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto **JOSY DUFFNER, DAVID V. DUFFNER AND JENNIE H. DUFFNER**, in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Linkside at Greystone, as recorded in Map Book 17, page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama.

Property address: 909 Linkside Way, Birmingham, Al 35242

Parcel ID: 03-9-32-0-002-005.054

Subject to:

1. Taxes and assessments for the year **2022** and subsequent years, not yet due and payable.
2. Easements, restrictions and any reservations of record.

Shelby County, AL 06/09/2022
State of Alabama
Deed Tax: \$367.00

GRANTOR ADDRESS:
5299 VALLEYDALE RD.
Birmingham, AL
35242

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and

we, Michael L. Steed and William D. Steed, as Personal Representatives of the Estate of Ida Jean Steed, deceased, Case # PR02021-001068, do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we, by powers afforded us by the will of Ida Jean Steed, have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITENSS WHEREOF, the Grantors has hereunto set their hand and seal on

JUNE 8th, 2022.

Michael L. Steed

Michael L. Steed, as Personal Representative

William D. Steed

William D. Steed, as Personal Representative

State of **Alabama**

County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **MICHAEL L. STEED AND WILLIAM D. STEED**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of JUNE, 2022.

W. Jeffrey Honea, Sr.

Notary Public

Commission expires: 8/25

