



20220627000254860 1/2 \$231.50
Shelby Cnty Judge of Probate, AL
06/27/2022 11:25:10 AM FILED/CERT

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

State of Alabama)
County of Shelby)

Please send tax notices to:

Lynda Dusseau
181 Grande View Parkway
↑ Maylene, AL 35114
*property address and
grantee mailing address*

Know all men by these presents, that in consideration of love and affection, and to effect an orderly distribution of family property, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **LYNDA DUSSEAU, A WIDOW**, of 181 Grande View Parkway, Maylene, AL 35114, do grant, bargain, sell, and convey unto my sons **BARRY J WERTHWINE, JR.** and **STEVEN R WERTHWINE**, both married men, reserving a life estate in myself, **LYNDA DUSSEAU**, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 705 according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 7th Addition, as recorded in map book 21, page 134, in the Probate Office of Shelby County, Alabama.

Source of title: A warranty deed with right of survivorship from A&H, Inc. to grantor herein and Cortland R Dusseau, executed 27 March 1998 and recorded on 30 March 1998 at certificate number 1998:10991 in the Shelby County Alabama Probate Office. Cortland Dusseau died 31 July 2021 without previously altering his tenancy.

The property has been appraised at \$205,500 by the Shelby County Revenue Commissioner in 2022.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.

Shelby County, AL 06/27/2022
State of Alabama
Deed Tax: \$205.50



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No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

LYNDA DUSSEAU, does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **LYNDA DUSSEAU**, on behalf of myself and as personal representative of the estate of Cortland R Dusseau, in case PR2021:000876 in the Probate Court of Shelby County, Alabama have set hand and seal, this 19 April 2022.

Witness:

Steve Sears

Lynda Dusseau (Seal)
LYNDA DUSSEAU

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **LYNDA DUSSEAU**, individually, and as Personal Representative of the Estate of Cortland R Dusseau, whose name is signed to the foregoing conveyance, and who is (made) known 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 bears date.

Given under my hand and official seal this 19 April 2022..

Steve Sears

MY COMMISSION EXPIRES
22 MARCH 2026

Notary public