

SEND TAX NOTICE TO:
Ryan D. McDonald and Lindsey McDonald
153 Golden Meadows Drive
Alabaster, AL 35007

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 **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristy Edmonds Grantham, Personal Representative of The Estate of Joyce Edmonds, deceased, Shelby County Probate Case No. PR-2021-000755**, whose address is 11 Monte Verde Lane, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Ryan D. McDonald and Lindsey McDonald**, whose address is 153 Golden Meadows Drive, Alabaster, AL 35007 (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 **Ryan D. McDonald and Lindsey McDonald, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **153 Golden Meadows Drive, Alabaster, AL 35007 to-wit:**

LOT 13, GOLDEN MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 80, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Joyce Edmonds, Deceased, is one and the same person as Joyce Blankenship Edmonds and Joyce B. Edmonds.

Joyce B. Edmonds, having died on July 13, 2021, was the surviving grantee under that certain deed dated October 22, 2013 and recorded on November 7, 2013 in Instrument No. 20131107000439470 in the Probate Office of Shelby County, Alabama; the other grantee, Michael L. Edmonds, having died on or about the 7th day of November, 2015.

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.

Subject to a third-party mortgage in the amount of \$385,000.00 executed and recorded simultaneously herewith.

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 27th day of June, 2022.

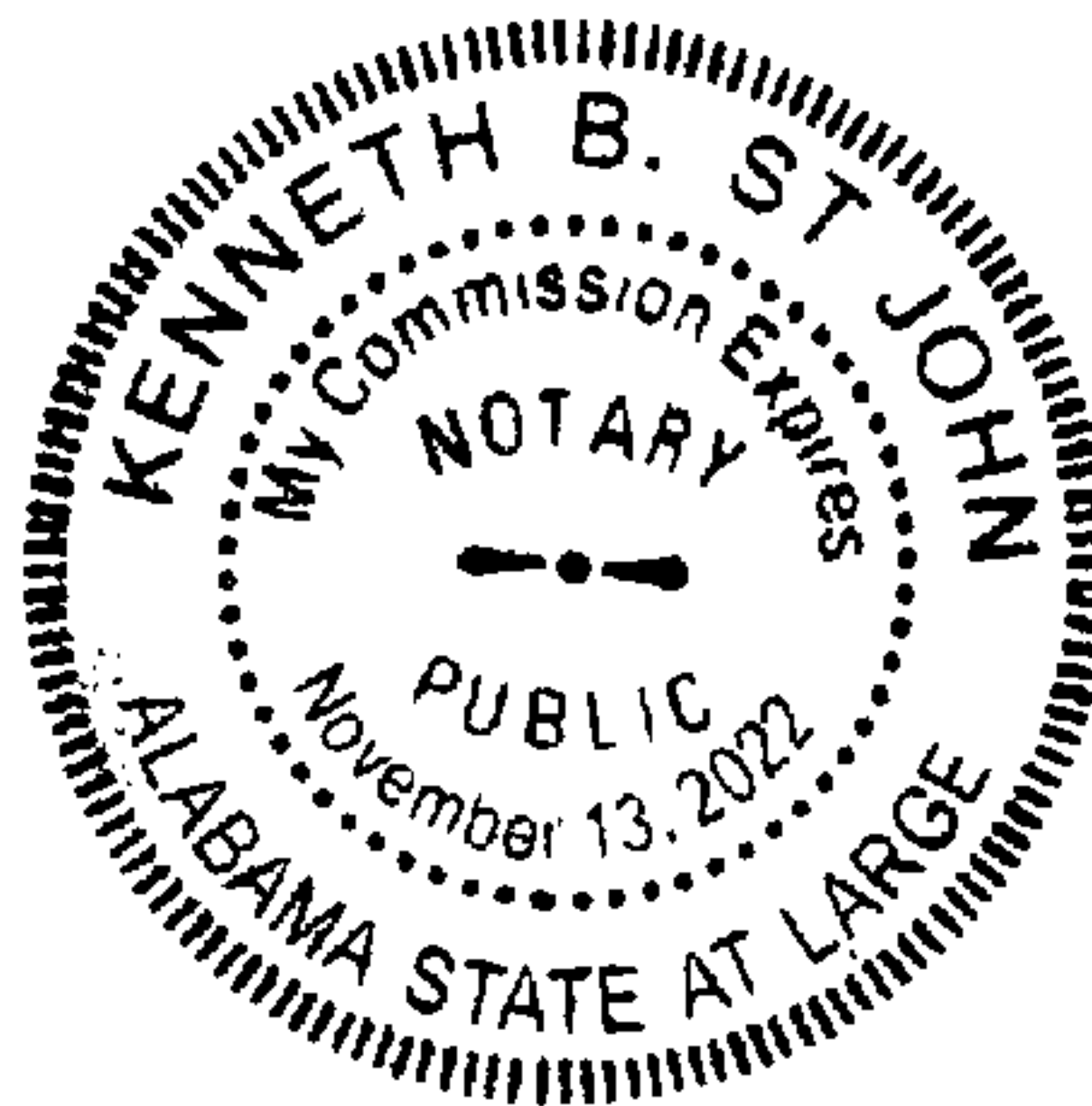
Kristy Edmonds Grantham
**Kristy Edmonds Grantham, Personal Representative
of The Estate of Joyce Edmonds, deceased, Shelby
County Probate Case No. PR-2021-000755**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristy Edmonds Grantham, whose name as Personal Representative of The Estate of Joyce Edmonds, deceased, Shelby County Probate Case No. PR-2021-000755, 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, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2022.

[Signature]
Notary Public
Printed 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
06/28/2022 03:25:40 PM
\$28.00 BRITTANI
20220628000258320

Alexis Bayl