

Send tax notice to:
JAMES T DAVIS
5413 BROOKE TRACE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2022372

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SCOTT ALLEN LEDBETTER, A MARRIED INDIVIDUAL, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBIE LEDBETTER, DECEASED, JEFFERSON COUNTY, ALABAMA PROBATE CASE NO. 20BHM001797**, whose mailing address is **P.O. BOX 19146, BIRMINGHAM, AL, DEAN DAVID LEDBETTER, A MARRIED INDIVIDUAL, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBIE LEDBETTER, DECEASED, JEFFERSON COUNTY, ALABAMA PROBATE CASE NO. 20BHM001797** whose mailing address is **P.O. BOX 380334, BIRMINGHAM, AL, AND STEPHANIE FORD, F/K/A STEPHANIE STAFFORD MILLER F/K/A STEPHANIE STAFFORD LEDBETTER, A MARRIED INDIVIDUAL**, whose mailing address is **3280 OVERTON ROAD, VESTAVIA, ALABAMA**, (hereinafter referred to as "Grantors") by **JAMES T DAVIS and JENNY DAVIS** whose property address is **5413 BROOKE TRACE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 2, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1994-23338.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS HEREIN, OR THEIR SPOUSES, AS DEFINED BY THE CODE OF ALABAMA.

\$227,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11 day of July, 2022.

**ESTATE OF BOBBIE LEDBETTER, DECEASED,
PROBATE CASE 20BHM01797**

By: [Signature]
**SCOTT ALLEN LEDBETTER, INDIVIDUALLY
AND AS PERSONAL REPRESENTATIVE**

By: [Signature]
**DEAN DAVID LEDBETTER, INDIVIDUALLY
AND AS PERSONAL REPRESENTATIVE**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT ALLEN LEDBETTER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBIE LEDBETTER, DECEASED, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of July, 2022.

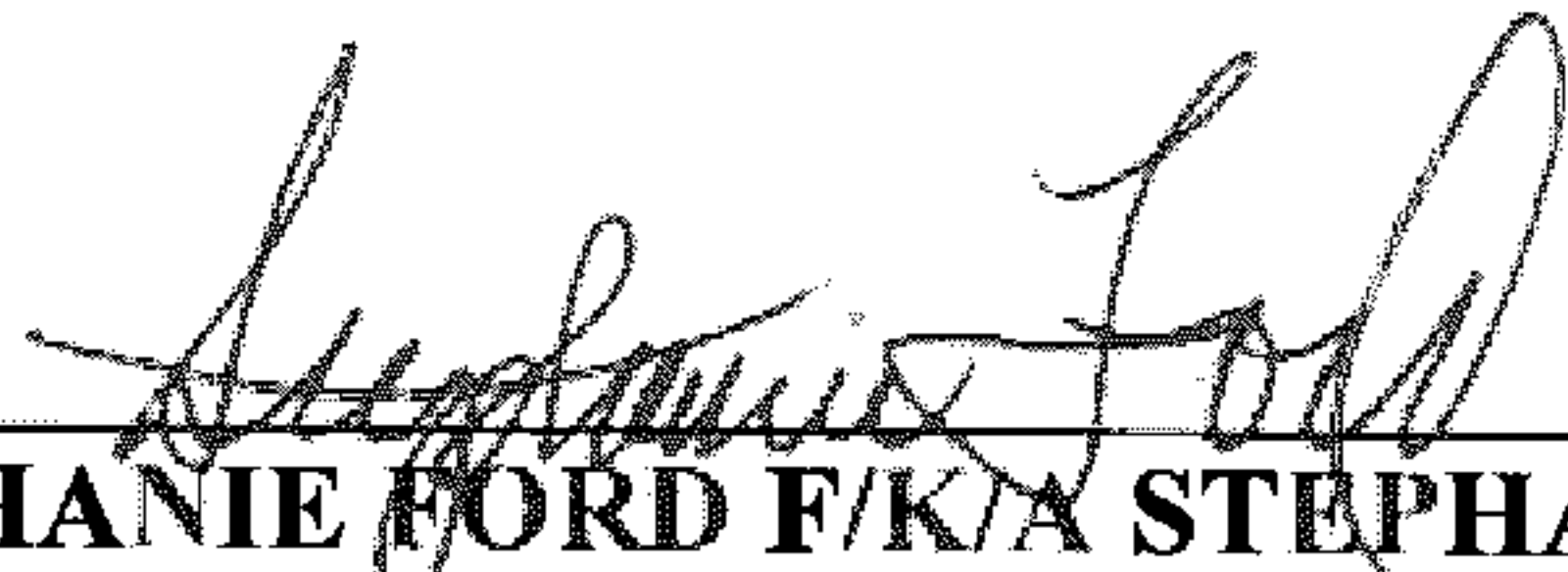
[Signature]
Notary Public
Print Name: [Signature]
Commission Expires: 4-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEAN DAVID LEDBETTER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BOBBIE LEDBETTER, DECEASED, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of July, 2022.

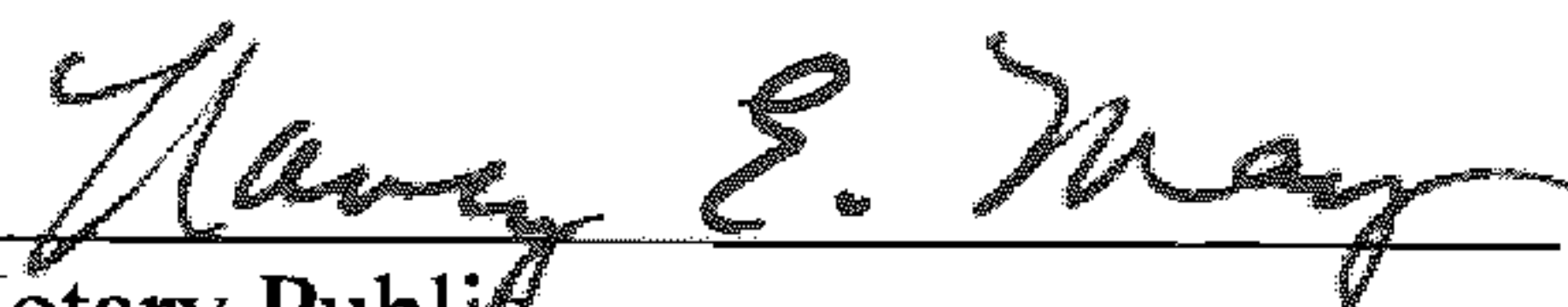
[Signature]
Notary Public
Print Name: [Signature]
Commission Expires: 4-30-24


STEPHANIE FORD F/K/A STEPHANIE
STAFFORD MILLER F/K/A STEPHANIE
STAFFORD LEDBETTER

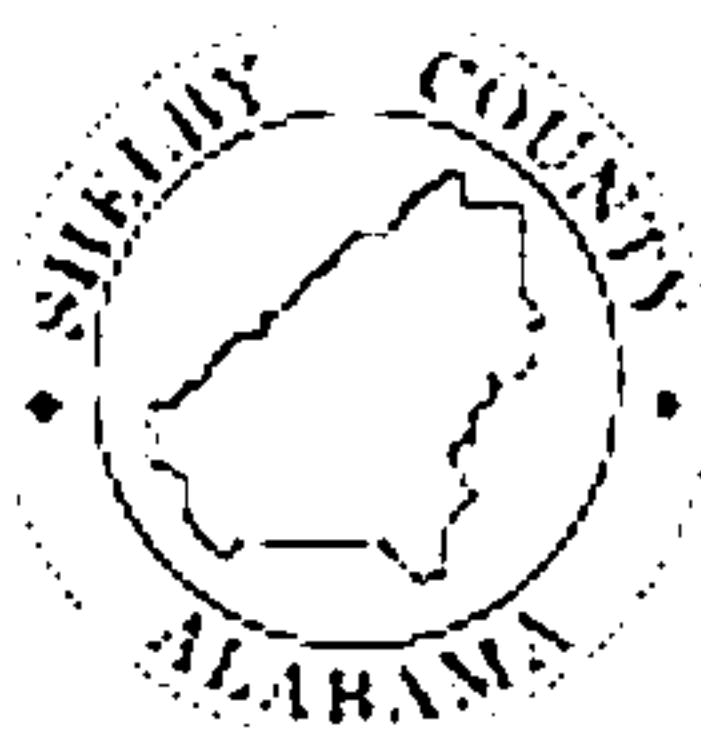
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHANIE FORD F/K/A STEPHANIE STAFFORD MILLER F/K/A STEPHANIE STAFFORD LEDBETTER, A MARRIED INDIVIDUAL, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name: NANCY E. MAY
Commission Expires:

MY COMMISSION EXPIRES 12/14/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 03:26:47 PM
\$131.50 JOANN
20220713000277360

