

20220831000340210
08/31/2022 10:54:22 AM
DEEDS 1/5

SEND TAX NOTICE TO:

Brandon Lancaster and Katharyn Gambill
304 Cove Circle
Pelham, AL 35124

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 FIFTEEN THOUSAND AND 00/100 (\$315,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Clifton James Hartin, as Personal Representative of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, and Clifton James Hartin, a(an) married man, and Christopher George Hartin, a(an) married man, and Craig Rowe Hartin, a(an) married man, Individually and as Devisees of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, whose address is 186 Cove Lane, Pelham, AL 35124 (hereinafter "Grantors", whether one or more), by **Brandon Lancaster and Katharyn Gambill**, whose address is 304 Cove Circle, Pelham, AL 35124 (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, **Brandon Lancaster and Katharyn Gambill, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **304 Cove Circle, Pelham, AL 35124 to-wit:****

Lot 2861, according to the Survey of Weatherly Highlands, The Cove Sector 28, Phase 1, as recorded in Map Book 27 Page 99, in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead of the Grantors nor the homestead of their respective spouses.

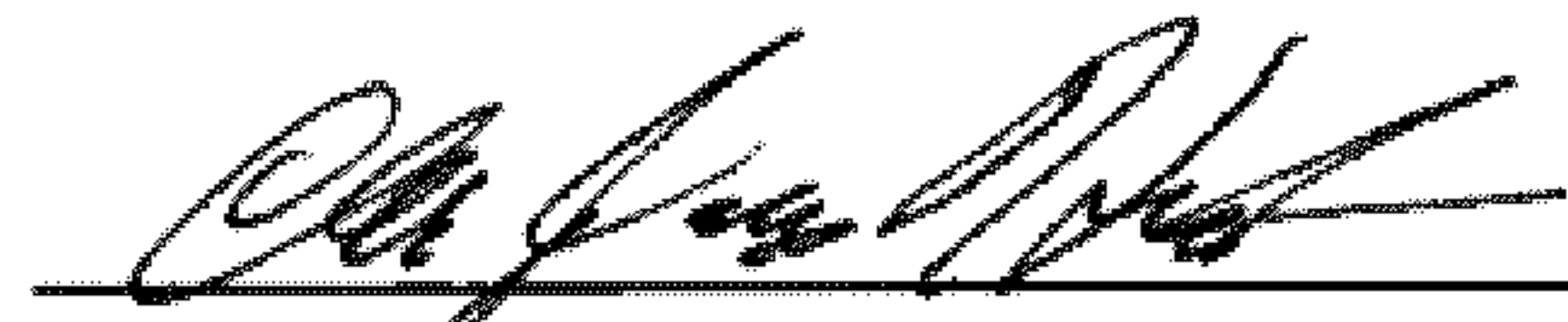
Nettie Galloway Hartin, deceased, is one and the same person as Nettie G. Hartin, grantee in that certain deed recorded in Instrument No. 20180409000118020, in the Probate Office of Shelby County, Alabama.

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 \$283,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantees heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantors heirs, executors, administrators, and assigns, covenant with said Grantees, and Grantees heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and Grantors heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantees heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this 11th day of August, 2022.



**Clifton James Hartin, as Personal Representative
of the Estate of Nettie Galloway Hartin, deceased,
Shelby County, Alabama Probate Case No.
PR-2022-000629**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public in and for said County and State, hereby certify that **Clifton James Hartin**, whose name as Personal Representative of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, 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, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

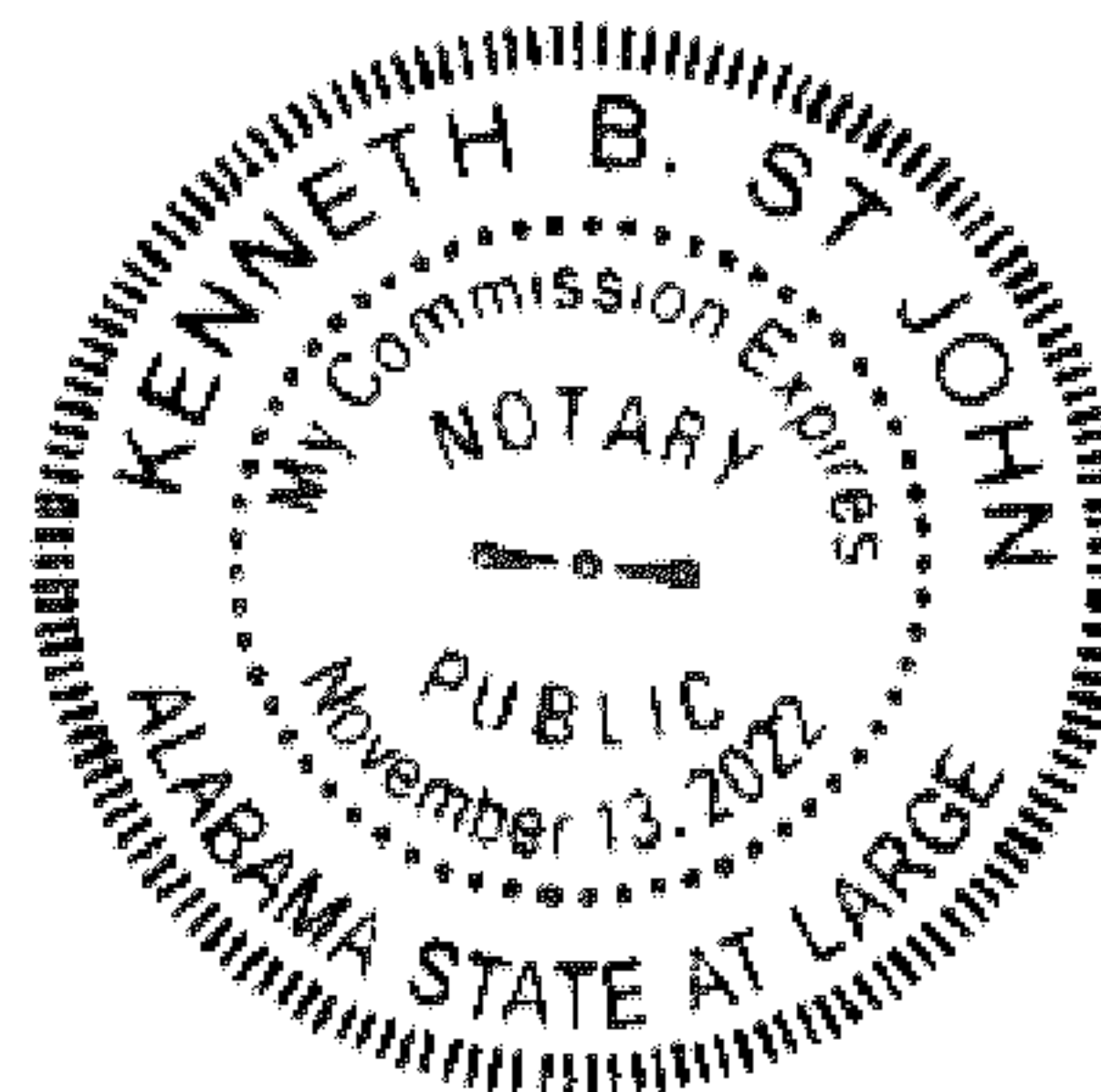
Given under my hand and official seal this 30th day of August, 2022.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 11/13/2022





**Clifton James Hartin, Individually and as
Devisee of the Estate of Nettie Galloway Hartin,
deceased, Shelby County, Alabama Probate Case No.
PR-2022-000629**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Clifton James Hartin**, whose name Individually and as Devisee of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, 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, he, Individually and in his capacity as such Devisee and with full authority, executed the same voluntarily on the day the same bears date.

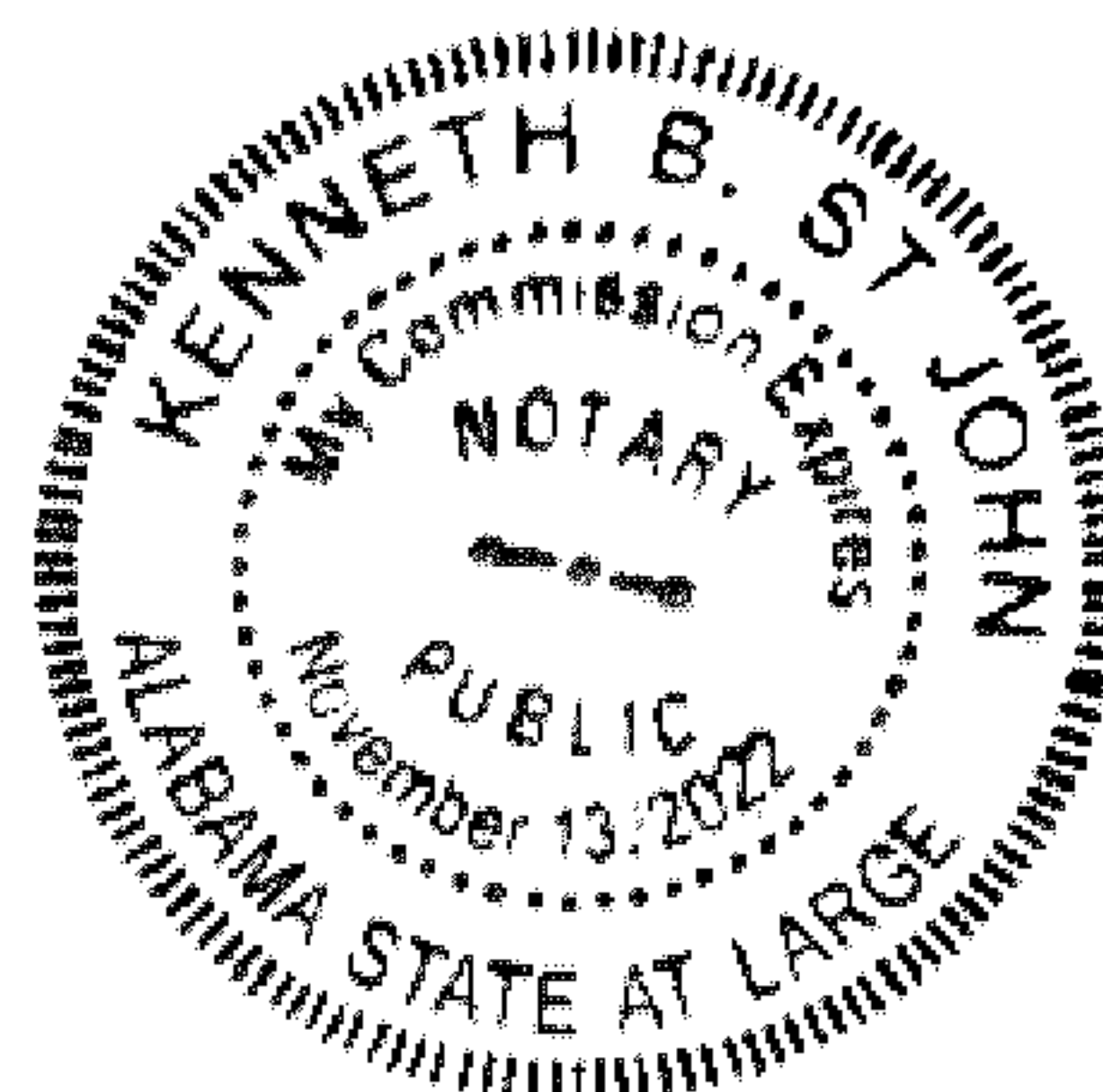
Given under my hand and official seal this 30th day of August, 2022.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



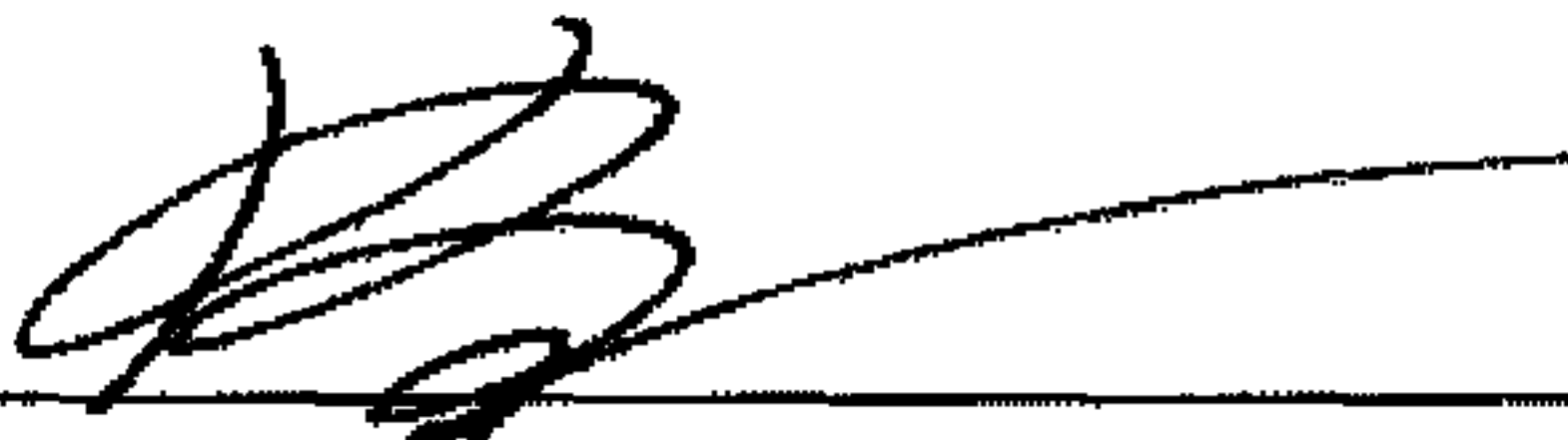


**Christopher George Hartin, Individually and as
Devisee of the Estate of Nettie Galloway Hartin,
deceased, Shelby County, Alabama Probate Case No.
PR-2022-000629**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Christopher George Hartin**, whose name Individually and as Devisee of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, 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, he, Individually and in his capacity as such Devisee and with full authority, executed the same voluntarily on the day the same bears date.

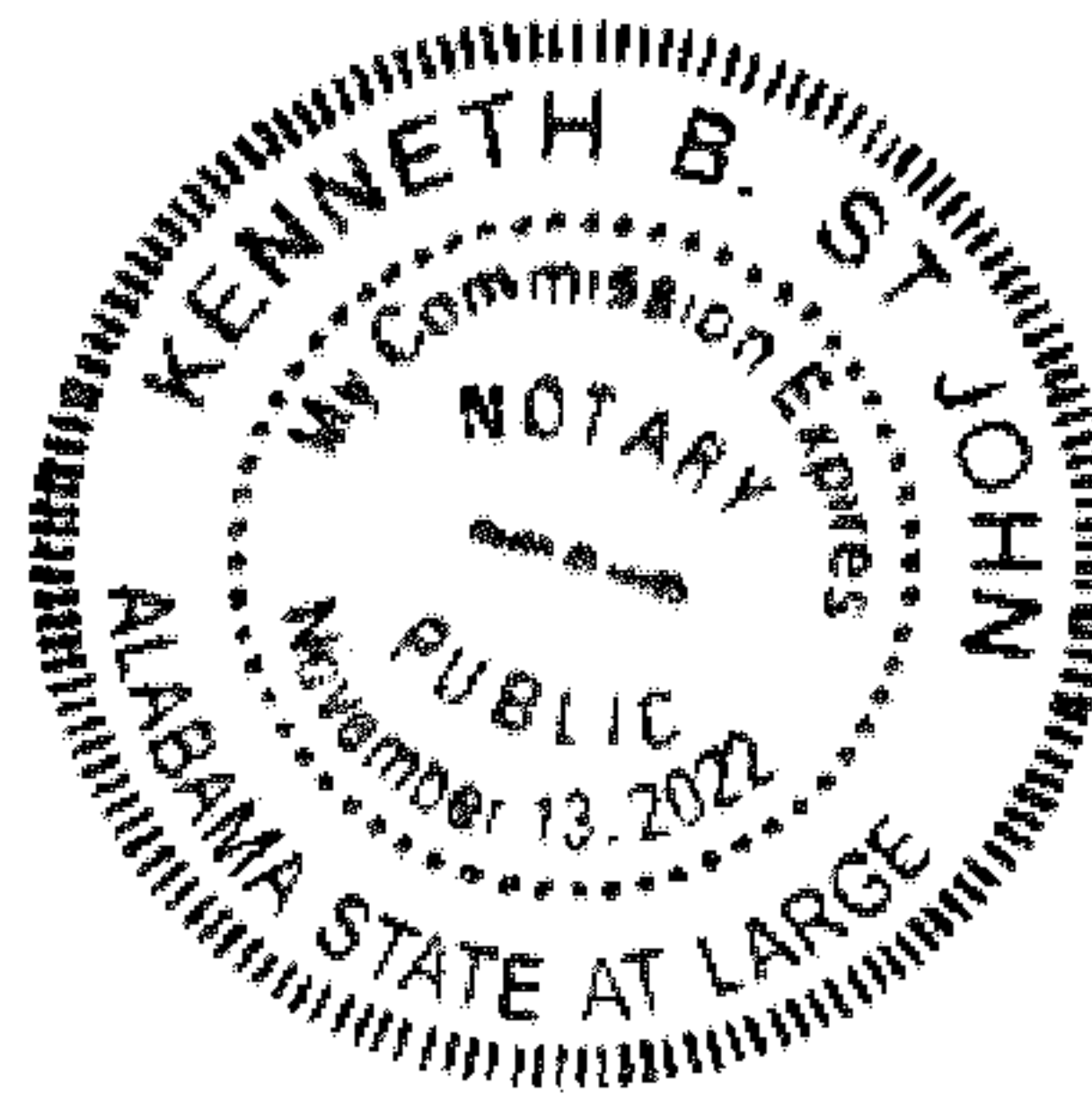
Given under my hand and official seal this 30th day of August, 2022.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 11/13/2022





**Craig Rowe Hartin, Individually and as
Devisee of the Estate of Nettie Galloway Hartin,
deceased, Shelby County, Alabama Probate Case No.
PR-2022-000629**

STATE OF GA

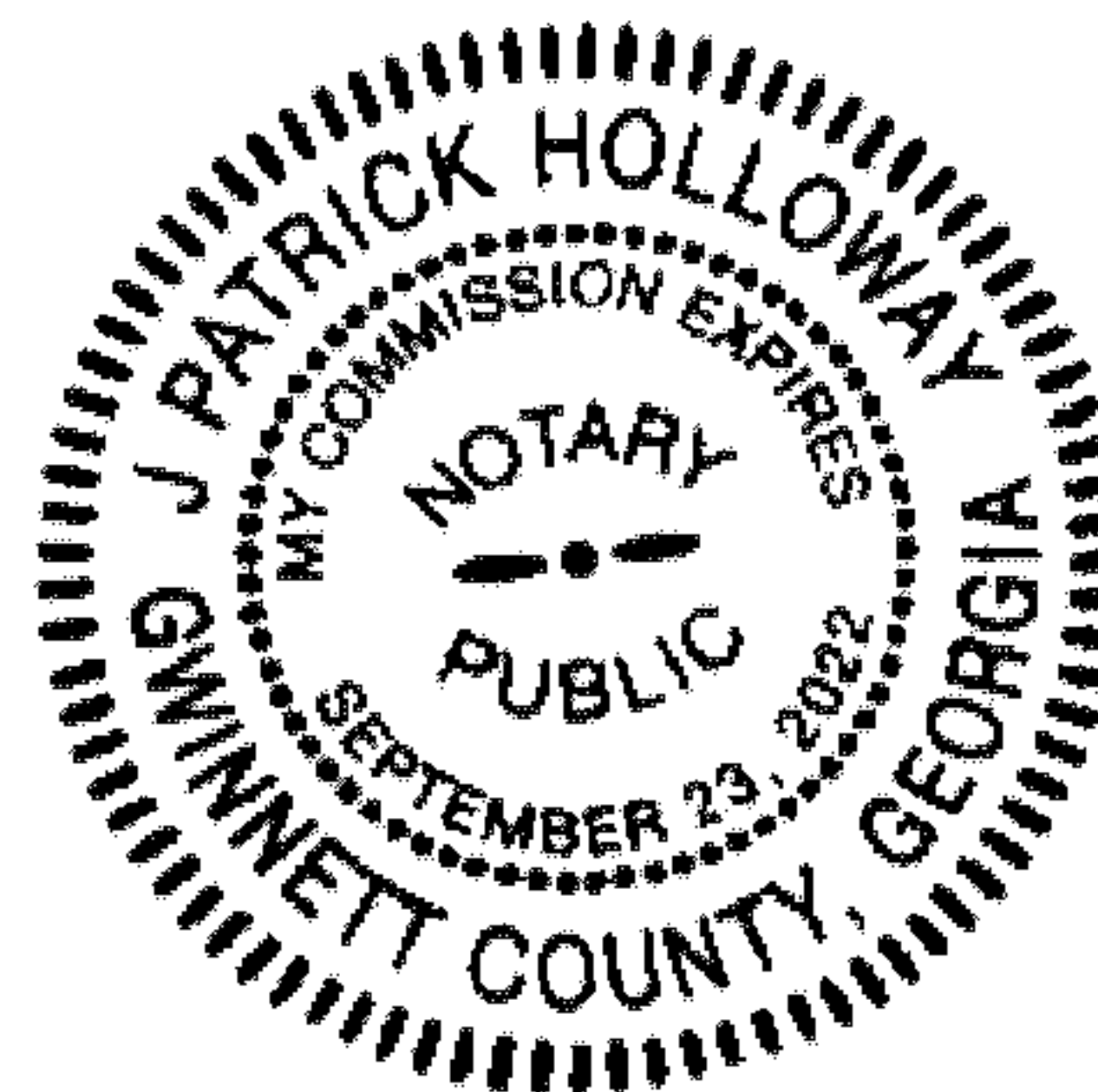
COUNTY OF Cobb

I, the undersigned Notary Public in and for said County and State, hereby certify that **Craig Rowe Hartin**, whose name Individually and as Devisee of the Estate of Nettie Galloway Hartin, deceased, Shelby County, Alabama Probate Case No. PR-2022-000629, 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, he, Individually and in his capacity as such **Devisee** and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, 2022.


Notary Public

Print Name: J. Patrick Holloway
My Commission Expires: 9-28-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2022 10:54:22 AM
\$72.50 JOANN
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Allen S. Bayl