

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Nancy Kurre
3048 Old Stone Dr
Hoover, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Katherine Rush Weitzman, as Personal Representative of
The Estate of Randall Earl Rush, deceased, Shelby County Probate Case No. PR-2021-000903**
(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Nancy Kurre
(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17A, according to the Amended Map of a Resurvey of Lots 16 thru 22 of Block 1 Town of Adam Brown, as recorded in Map Book 14, page 36, in the Probate Office of Shelby County, Alabama.

\$255,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 30th day of September, 2022.

**THE ESTATE OF RANDALL EARL RUSH, DECEASED,
SHELBY COUNTY PROBATE CASE NO. PR-2021-000903**

by: *Katherine Rush Weitzman*
Katherine Rush Weitzman, Personal Representative

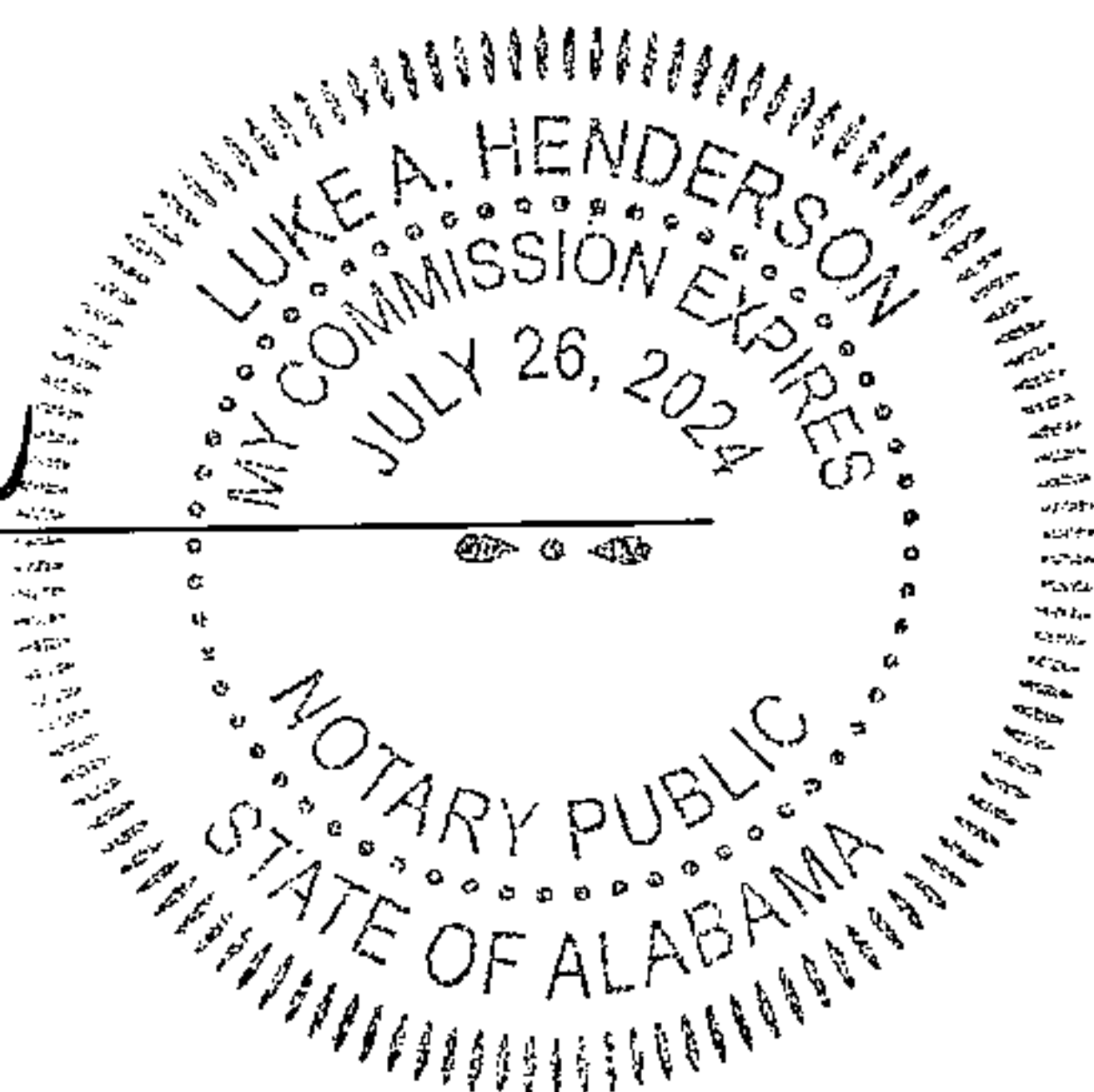
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Katherine Rush Weitzman as Personal Representative of **The Estate of Randall Earl Rush, deceased, Shelby County Probate Case No. PR-2021-000903** whose name 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, Katherine Rush Weitzman in her capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this September 30, 2022.

My Commission Expires:

Luke A. Henderson
Notary Public



Grantor's Address: **633 East Ponce de Leon Ave
Decatur, GA 30030**

Property Address: **3048 Old Stone Dr Hoover, AL 35242**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/03/2022 03:22:05 PM
\$67.00 BRITTANI
20221003000378100

Allen S. Bayl