

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, Alabama 35127

Address for taxes:
Michael Mays
140 Chase Creek Circle
Pelham, AL 35124

PERSONAL REPRESENTATIVE'S DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thousand ----- and No/100 Dollars (\$ 100,000.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I, Stephen Kyle Boatwright, whose address is 472 N Cedar Street, Florence, AL 35630-5406, acting as personal representative of the Estate of Marian Kaye Boatwright, deceased, Probate Case No. PR2021-000509 Shelby County, Alabama and pursuant to an Order Approving Sale of Real Property on October 3, 2022 (herein referred to as **GRANTOR**) does hereby grant, bargain, sell and convey unto Michael Mays whose address is 742 Mays Road, Bessemer, AL 35023 (herein referred to as the (**GRANTEE**), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 21, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

Property Address: 140 Chase Creek Circle, Pelham, AL 35124
Parcel No.: 13-6-14-1-003-010.000

Subject to:

1. Ad valorem taxes for the current tax year, 2023 and subsequent tax years
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

And I do for myself and for my heirs, executors and administrators covenant with the said **GRANTEE**, his heirs, executors, administrations and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE** his heirs, executors, administrations and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal this 11th day of October, 2022.

Personal Representative Deed

Grantor: Estate of Marian Kaye Boatwright

Grantee: Michael Mays

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For the Estate of Marian Kaye Boatwright, deceased

By: Stephen Kyle Boatwright
Stephen Kyle Boatwright, Personal
Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen Kyle Boatwright, as personal representative of the Estate of Marian Kaye Boatwright, deceased, Probate Case No. PR2021-000509, Shelby County, Alabama and who is known to me, acknowledged before me on this date, that being informed of the contents of this deed, he has executed the same voluntarily and doing so in his representative capacity pursuant to the authority of the probate court on the day the same bears date.

GIVEN under my hand and official seal of office of this 11th day of October, 2019.

[Signature]
Notary Public

My Commission Expires: 8/16/2022

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 08:03:16 AM
\$125.00 BRITTANI
20221013000387640



Allen S. Bayl