

Send Tax Notice to:
Paul D. Martin
120 Summerchase Pkwy.
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-2758**

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THREE THOUSAND AND 00/100 (\$203,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

The Estate of George Hubert Webster Pool, deceased, Shelby County, AL Probate Case No. PR-2021-000951 (herein referred to as "Grantor," whether one or more), whose mailing address is

120 Summerchase Pkwy, Calera, AL 35040

by **Paul D. Martin (herein referred to as "Grantee"),** whose mailing address is

1203 Huntley Drive, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **120 Summerchase Pkwy, Calera, AL 35040,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$212,626.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14 day of October, 2022

The Estate of George Hubert Webster Pool, deceased

By: Sammy Joseph Savage, Jr. personal representative
Sammy Joseph Savage, Jr., Personal Representative

State of Alabama

County of ~~Shelby~~ St Clair

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sammy Joseph Savage, Jr., Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of George Hubert Webster Pool, deceased**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of George Hubert Webster Pool, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of October, 2022.

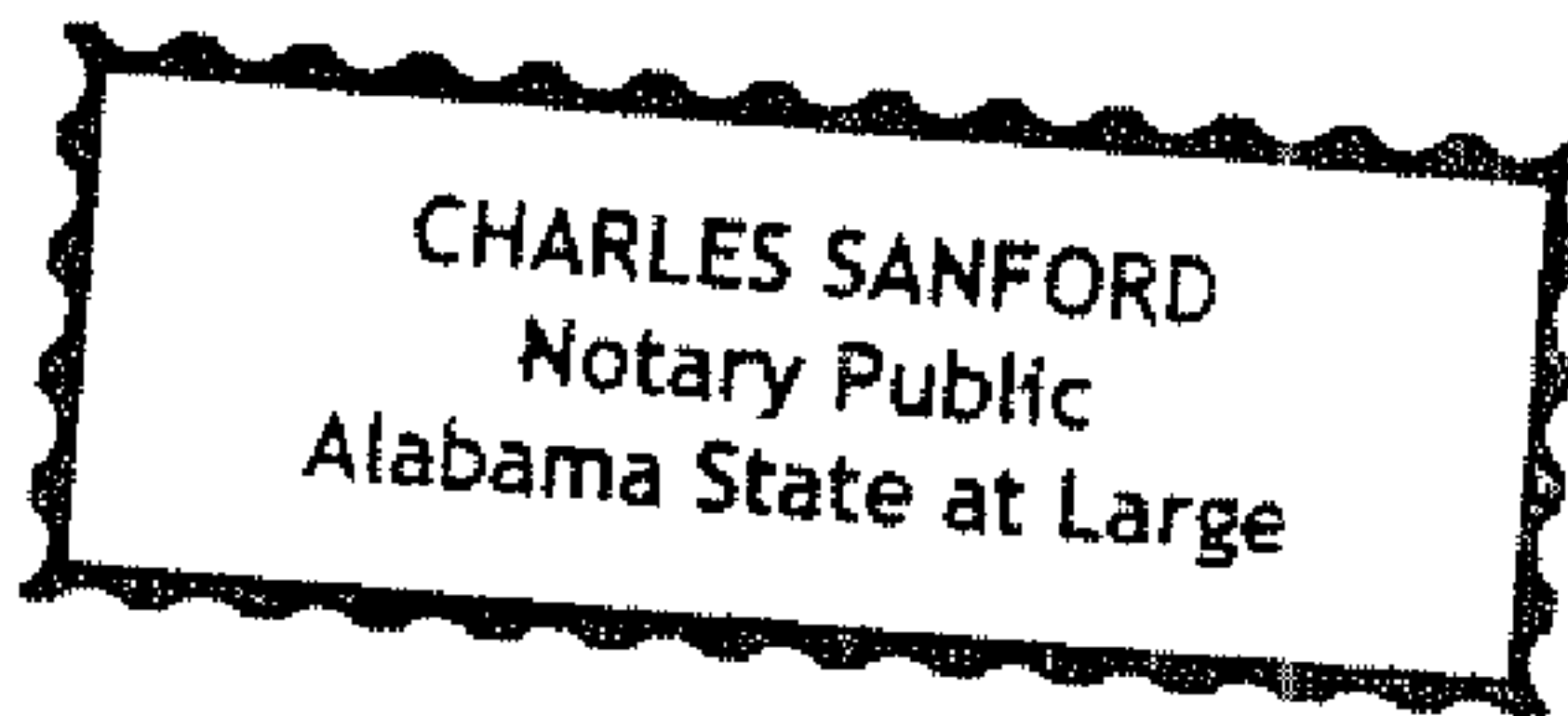
Charles Sanford

Notary Public

Charles Sanford

Printed Name

My Commission Expires: 04-23-2025



20221025000400810 10/25/2022 10:57:40 AM DEEDS 3/3

EXHIBIT A

Property 1:

Lot 6 according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, Page 7, in the Office of Judge of Probate of Shelby County, Alabama.

* George Hubert Webster Pool was one in the same as George H.W. Pool



File No.: PEL-22-2758

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2022 10:57:40 AM
\$30.00 JOANN
20221025000400810
General Warranty Deed - Estate (AL)

Allen S. Bayl

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