

Send tax notice to:
MICHAEL FRANKLIN GABRIEL
3099 CHELSEA PARK RIDGE
CHELSEA, AL, 35043

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

2022565

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$375,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANN C EVERHARDT AND LAWRENCE C CONOVER AS PERSONAL REPRESENTATIVES OF THE ESTATE OF BERNADETTE CONOVER, DECEASED, PROBATE CASE NO. PR-2022-000992**, whose 3324 AFTON WAY, BIRMINGHAM, AL. 35242 mailing address is (hereinafter referred to as "Grantors") by **GEORGIA W GABRIEL and MICHAEL F GABRIEL** whose property address is: **3099 CHELSEA PARK RIDGE, CHELSEA, AL, 35043** 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 4-68, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, page 147 A & B, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the common areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 and Declaration of Covenants, Conditions and Restrictions for Chelsea park, 4th Sector, recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
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. Declaration of Easements and Master Protective Covenants recorded in Inst. No. 2004-566950.
5. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2005-195430 and Inst. No. 2015-442840.
6. Sewer Service Agreement between Double Oak Water and Chelsea Park, recorded in Inst. No. 2012-427750.

Bernadette Conover was the surviving grantee of that certain deed recorded in Inst. No. 20061208000596350. The other grantee, Ralph J. Conover died on or about August 9, 2021.

\$175,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

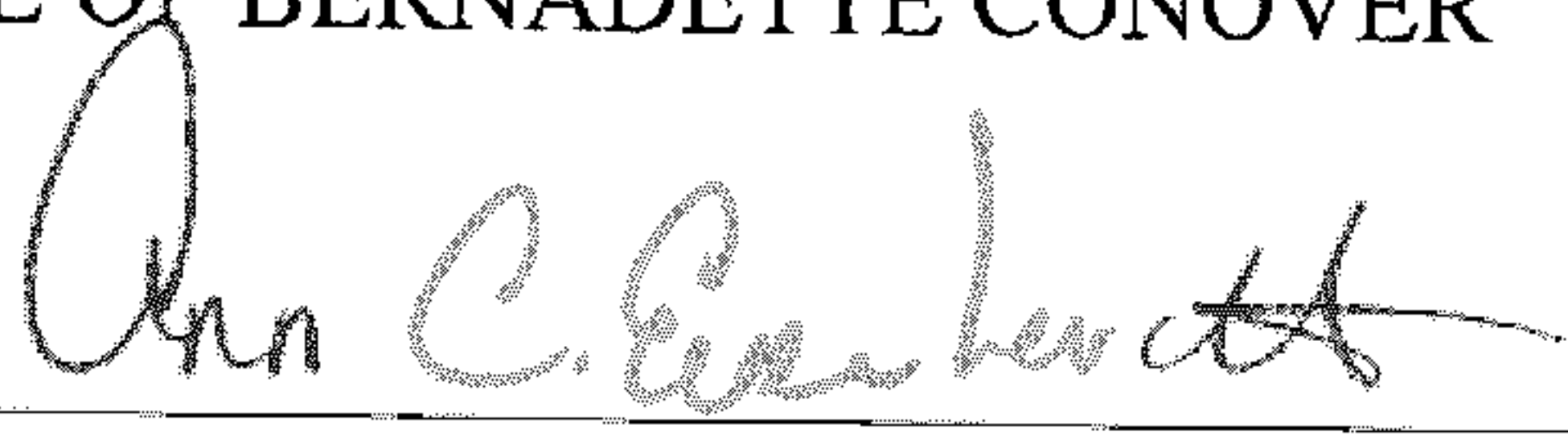
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

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 2 day of December, 2022.

ESTATE OF BERNADETTE CONOVER

BY:

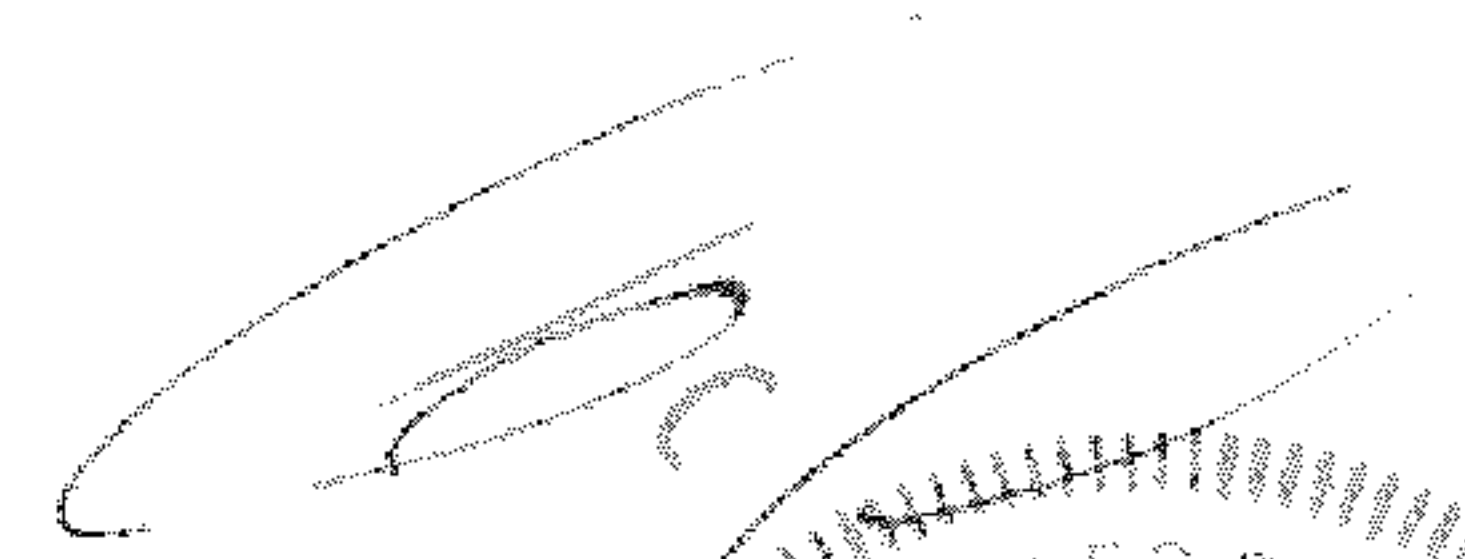


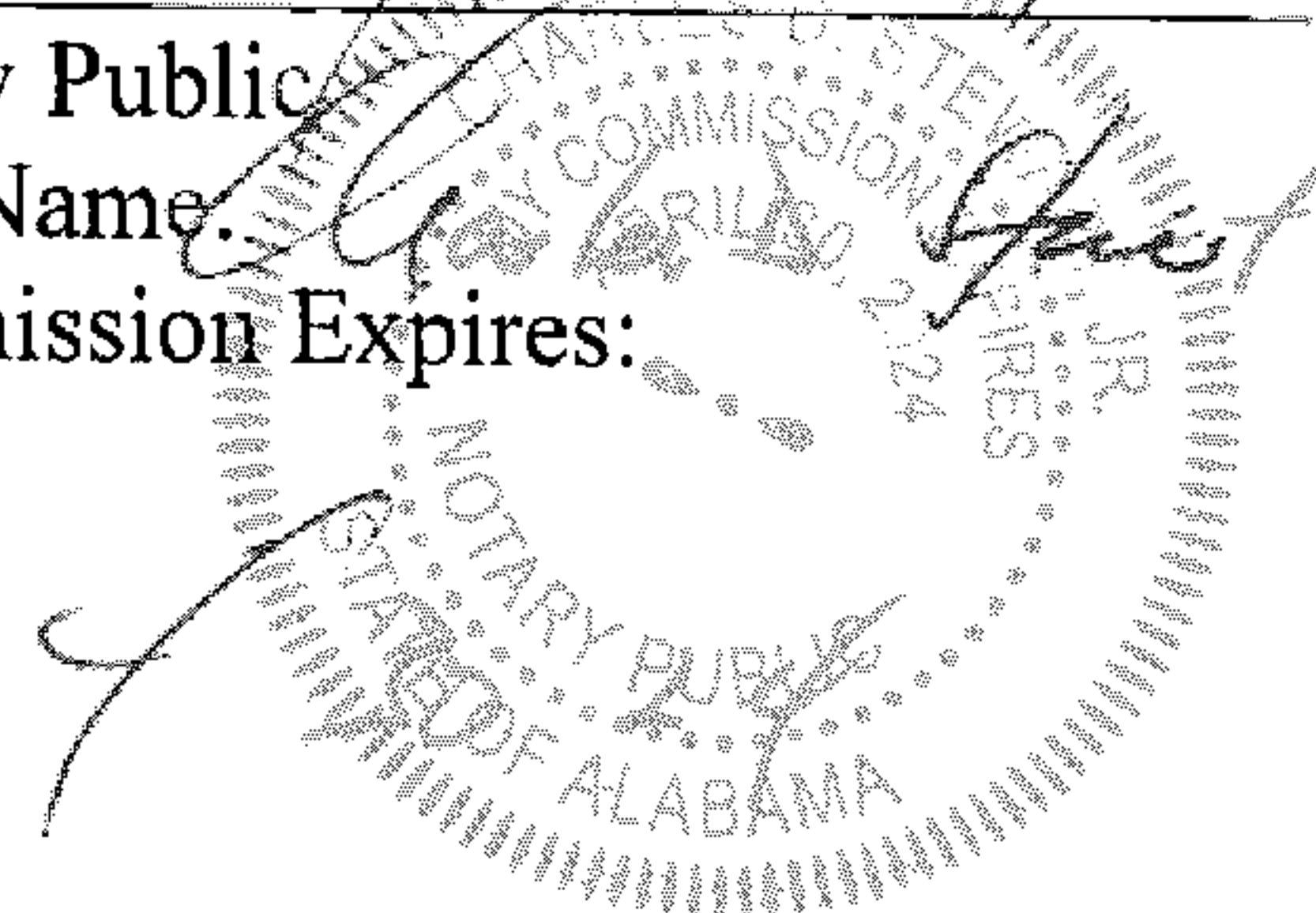
ANN C EVERHARDT, PERSONAL REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN C EVERHARDT, whose name as PERSONAL REPRESENTATIVE OF THE ESTATE OF BERNADETTE CONOVER 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, as Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of December, 2022.


Notary Public
Print Name: Charles D. Steves, Jr.
Commission Expires: April 30, 2024



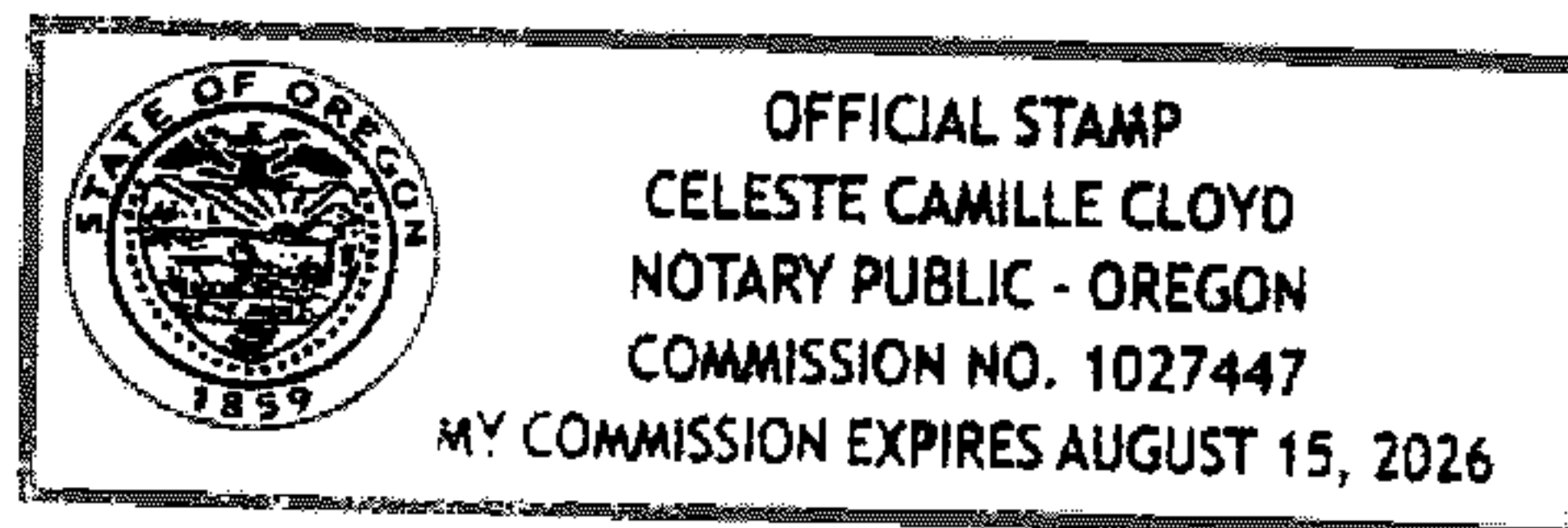
ESTATE OF BERNADETTE CONOVER

BY: *[Signature]*
LAWRENCE C CONOVER, PERSONAL
REPRESENTATIVE

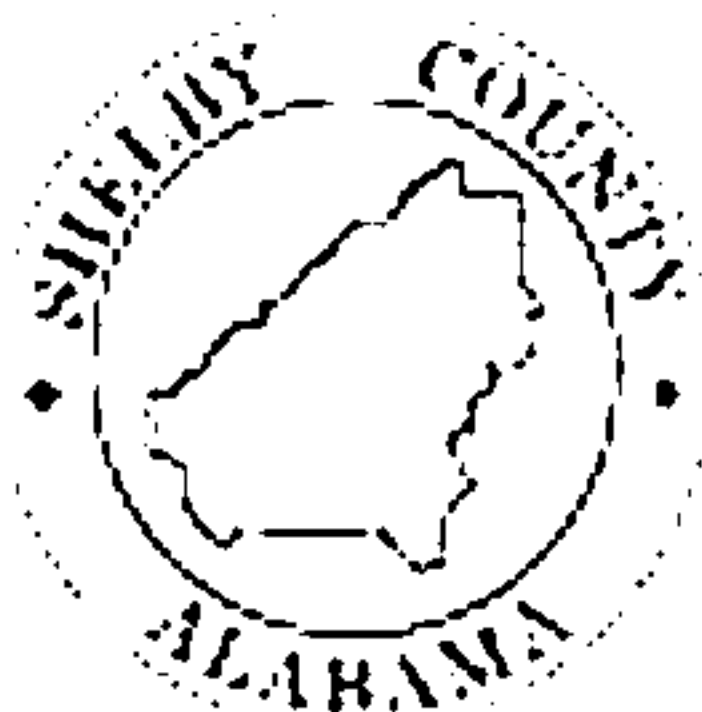
STATE OF Oregon
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LAWRENCE C CONOVER, whose name as PERSONAL REPRESENTATIVE OF THE ESTATE OF BERNADETTE CONOVER 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 30th day of November, 2022.



Celeste Cloyd
Notary Public
Print Name:
Commission Expires: 08/15/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2022 03:31:35 PM
\$229.00 BRITTANI
20221206000443710

Allie S. Bayl