

Send Tax Notice to:

138 Ashby St.
Calera AL 35040

20230103000001830

01/03/2023 12:06:29 PM

DEEDS 1/3

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand and 00/100s Dollars (\$235,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Wynell Hussey and Braxton Hussey, Co-Conservators of the Estate of Kathy J. Rombough a.k.a Kathy Rombough, an incapacitated person, Probate Case No. PR-2022-154, by order dated December 21, 2022.** (herein referred to as grantor, whether one or more) whose mailing address is

2340 Sheffield Rd Enterprise AL 36330 grant, bargain, sell and convey unto, **Walter Clinton Phillips, III** herein referred to as grantees) whose mailing address is 138 Ashby St. Calera AL 35040 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having an address: **138 Ashby Street, Calera, AL 35040** to wit:

Lot 117, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$ 240,405.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Deed Effective 12/30/22

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of Dec, 2022

Wynell Hussey Co-Conservator
Wynell Hussey as the conservator for Kathy J. Rombough, an Incapacitated person, Probate Case No. PR-2022-154 in the Probate Office of Coffee County, Alabama

Braxton Hussey Co-Conservators
Braxton Hussey as the conservator for Kathy J. Rombough, an Incapacitated person, Probate Case No. PR-2022-154 in the Probate Office of Coffee County, Alabama

STATE OF Alabama

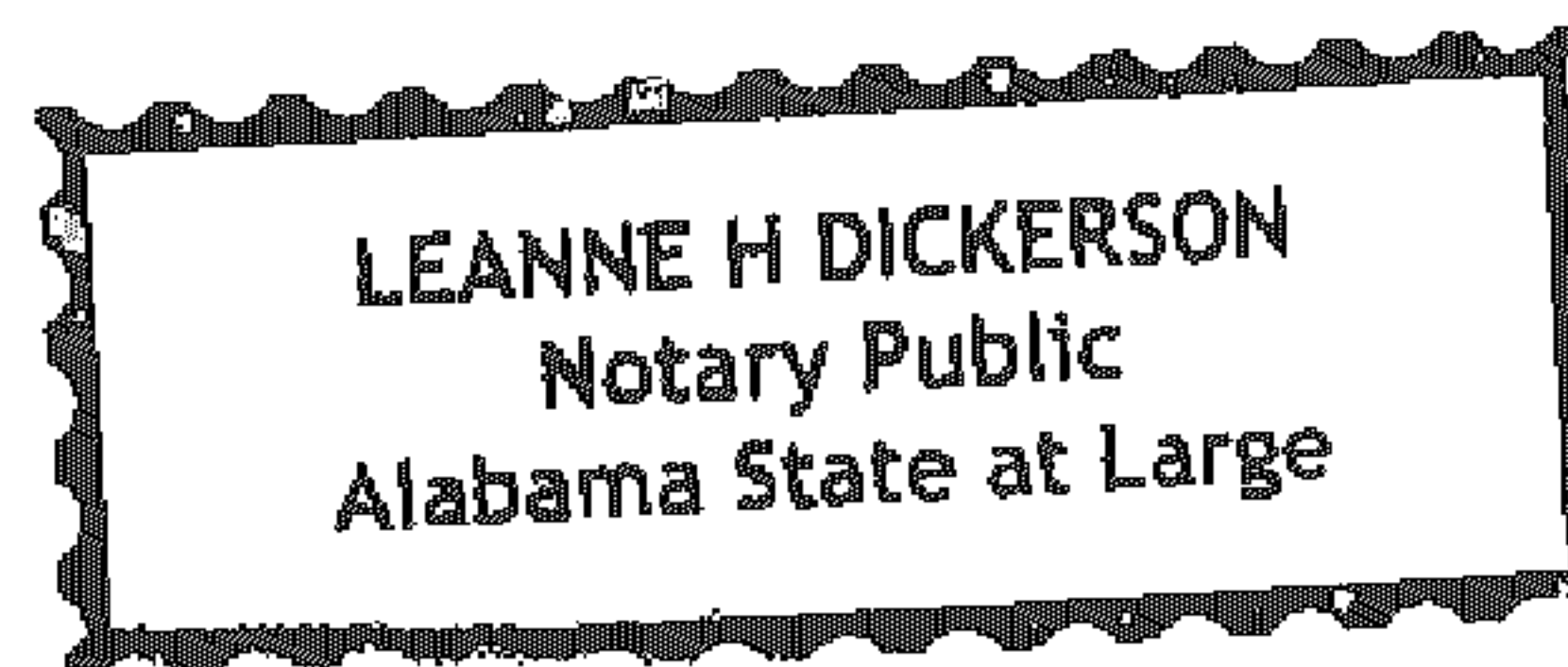
Coffee COUNTY ss:

I, Leanne H. Dickerson, a Notary Public in and for said county in said state, hereby certify that **Wynell Hussey and Braxton Hussey, Co-Conservators of the Estate of Kathy J. Rombough a.k.a Kathy Rombough, an incapacitated person, Probate Case No. PR-2002-154** whose name(s) 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 this conveyance, they as Co-Conservators, executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 29 day of Dec, 2022

My Commission Expires: 5-4-24

Leanne H. Dickerson
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3481

IN THE PROBATE COURT FOR COFFEE COUNTY, ALABAMA
ENTERPRISE DIVISION

IN RE: THE ESTATE OF:

KATHY ROMBOUGH,
an incapacitated person.

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CASE NO. PR-2022-154

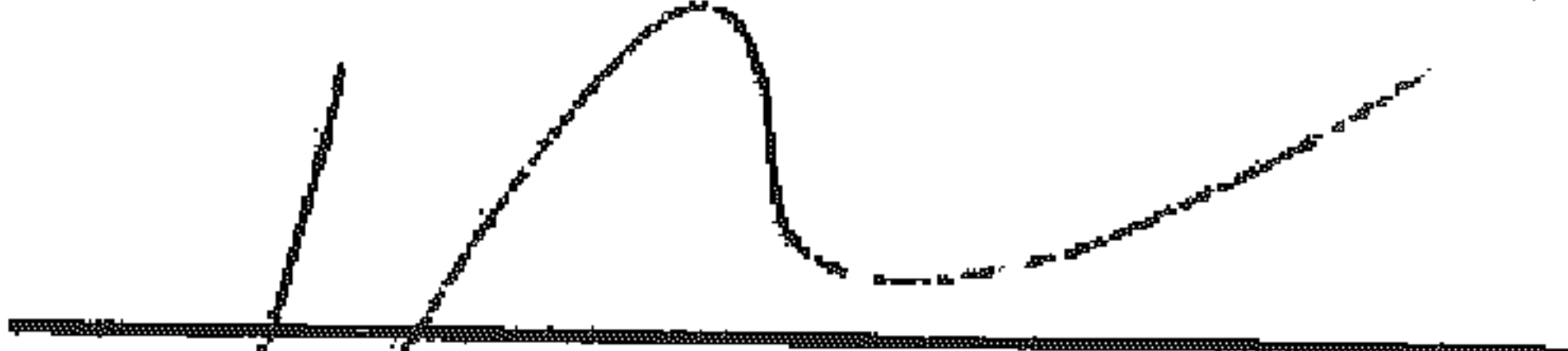
ORDER AUTHORIZING SELL OF REAL PROPERTY

Upon review of the Motion filed by Wynell Hussey and Braxton Hussey, Co-Conservators of the Estate of KATHY ROMBOUGH, an incapacitated person, it is **ORDERED AND ADJUDGED** that the Co-Conservators shall sell the real property of KATHY ROMBOUGH, an incapacitated person, as follows:

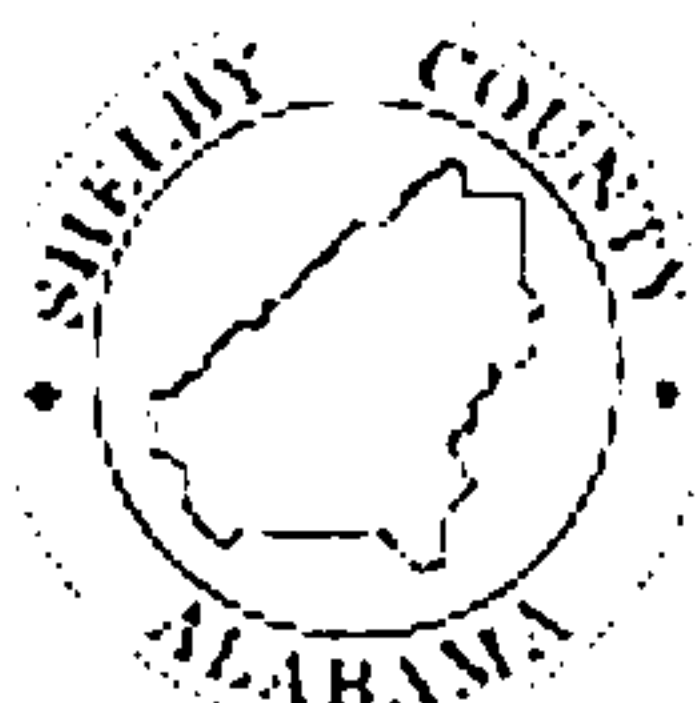
Property located at 138 Ashby Street, Calera, Alabama 35040. Said property is to be sold at a private sale for \$235,000.00 (Two Hundred and Thirty-Five Thousand Dollars).

Such proceeds from said sale shall be deposited into the Conservatorship Account for KATHY ROMBOUGH. The Co-Conservators must, within 30 days after complete payment from the sale has been made, report the fact of such payment and an accounting of same to this Court. If the Co-Conservators fail to do so within the time specified in this section, such report may be compelled of her in the manner provided by Alabama Code Section 43-2-465.

Done this the 21st day of December, 2022.



HON. JODEE R. THOMPSON
PROBATE JUDGE
COFFEE COUNTY, ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 12:06:29 PM
\$31.00 PAYGE
20230103000001830

Allen S. Bayl

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