

SEND TAX NOTICE TO:

Raven Edwards
1475 Hwy 74
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristen Faith Johnson, Personal Representative of The Estate of Helen Moore Horton, deceased, Shelby County Probate Case No. PR-2021-000545**, whose address is 303A East College St, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Raven Edwards**, whose address is 4490 Hwy 30, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Raven Edwards**, the following described real estate situated in Shelby County, Alabama, the address of which is **1475 Highway 74, Chelsea, AL 35043 to-wit:**

Commence at the Northeast corner of Section 19, T-20S, R-1W, Shelby County, Alabama and run South 31 degrees 15' 27" West for 1029.56 feet to the West right of way of Moore Drive; thence leaving said road run South 87 degrees 24' 59" West for 633.80 feet; thence run South 87 degrees 27" 16" West for 155.22 feet; thence run North 00 degrees 25' 54" West for 253.26 feet to the point of beginning. From said point of beginning, run North 89 degrees 25' 49" East for 150.00 feet; thence run North 00 degrees 23' 14" West for 556.19 feet to the South right of way of County Road 74; thence along said road North 78 degrees 47' 39" West for 153.12 feet; thence leaving said road, run South 00 degrees 23' 14" East for 587.44 feet to the point of beginning.

Now known as:

Lot 1, according to the survey of H M H Family Subdivision, as recorded in Map Book 42, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property includes a 2010 Clayton 30CFL28543SH manufactured home, comprised of two sections with the following serial numbers: WHC018290GAA WHC018290GAB. Said manufactured home is permanently affixed to said real property, with wheels and axles removed, to be taxed and assessed as realty, thereby forming a part of the realty.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$127,645.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of February, 2023.

The Estate of Helen Moore Horton, deceased, Shelby County Probate Case No. PR-2021-000545

By: Kristen Faith Johnson, Personal Representative
Kristen Faith Johnson, Personal Representative

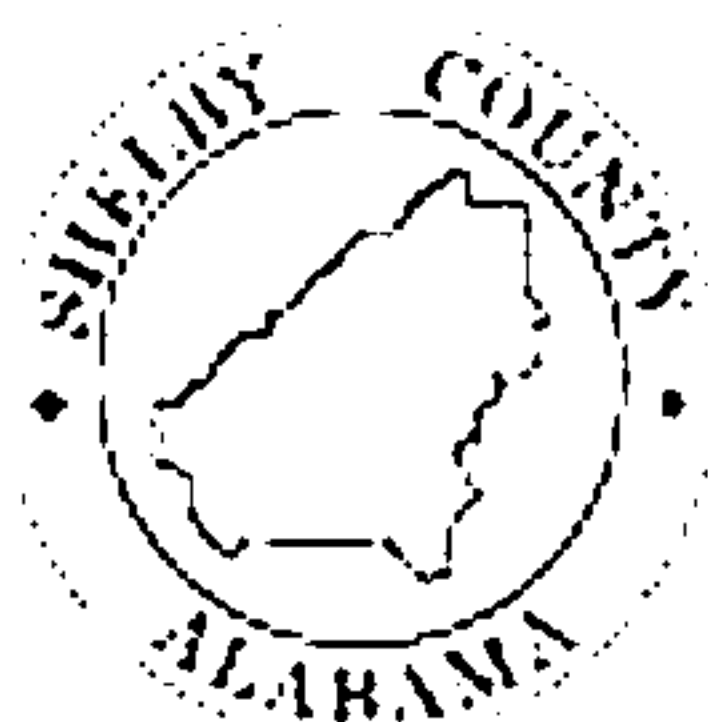
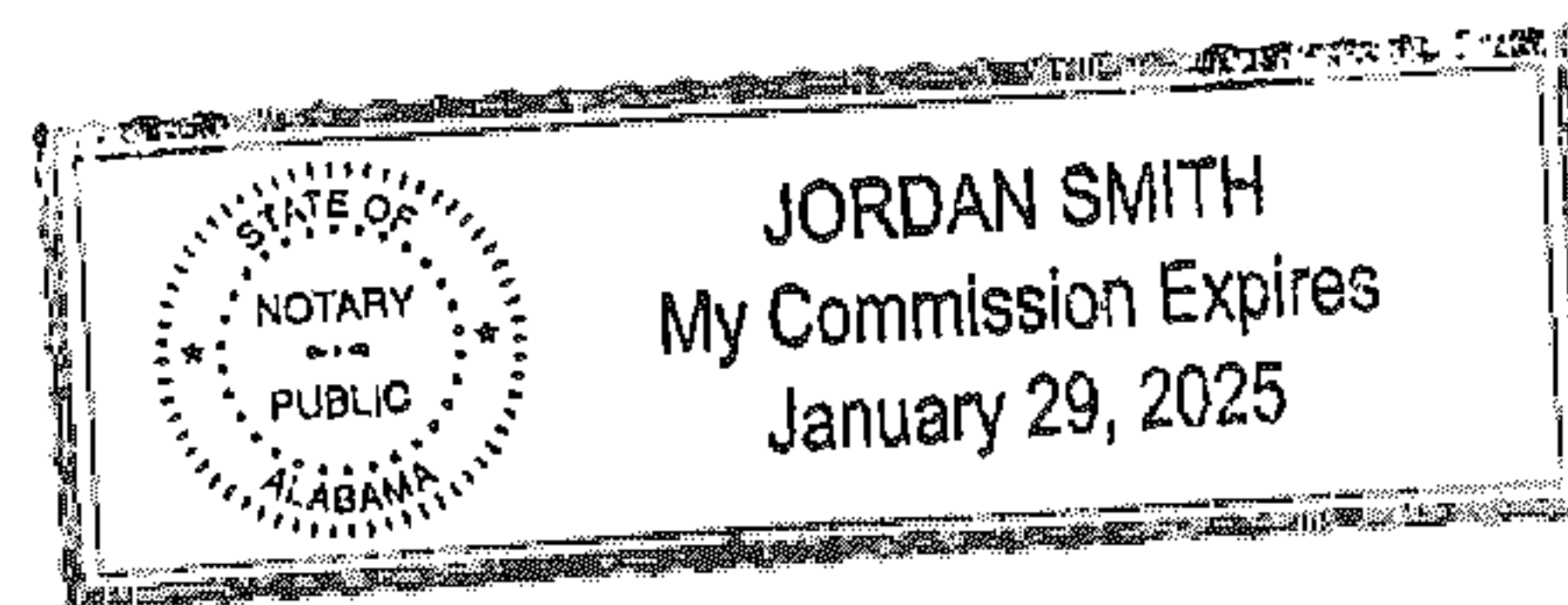
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristen Faith Johnson, Personal Representative of The Estate of Helen Moore Horton, deceased, Shelby County Probate Case No. PR-2021-000545 whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2023.

[Signature]
Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2023 12:20:33 PM
\$27.50 JOANN
20230206000030510

Alex S. Bayl