

SEND TAX NOTICE TO:
Alfredeck Miller and Cathy Miller
117 Grande View Parkway
Maylene, AL 35114

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 **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Belinda Louise Averitt, Personal Representative for the Estate of Patricia Ann Shelton, deceased, Shelby County Probate Case No. PR-2021-001083**, whose address is 2244 Fernwood Loop East, Semmes, AL 36575 (hereinafter "Grantor", whether one or more), by **Alfredeck Miller and Cathy Miller**, whose address is 117 Grande View Parkway, Maylene, AL 35114 (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 **Alfredeck Miller and Cathy Miller, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 117 Grande View Parkway, Maylene, AL 35114 to-wit:**

Lot 35, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, Third Addition, as recorded in Map Book 20 Page 111, in the Probate Office of Shelby County, Alabama.

Patricia Ann Shelton (AKA Pat Shelton), having died on or about October 22, 2021, is the surviving grantee of that certain deed recorded in Instrument No. 20050303000101360, in the Probate Office of Shelby County, Alabama; the other grantee, James Shelton (AKA James Olen Shelton), having died on or about March 23, 2021.

Patricia Ann Shelton is one and the same person as Pat Shelton, grantee in that certain deed recorded in Instrument No. 20050303000101360, in the Probate Office of Shelby County, Alabama.

James Olen Shelton is one and the same person as James Shelton, grantee in that certain deed recorded in Instrument No. 20050303000101360, in the Probate Office of Shelby County, Alabama.

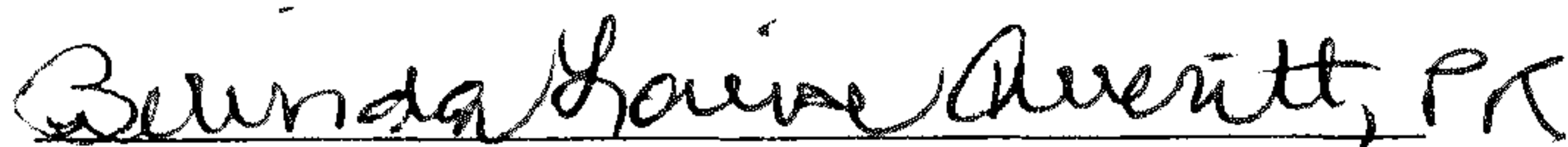
Subject property conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse, if any.

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 \$294,500.00 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 28th day of February, 2023.

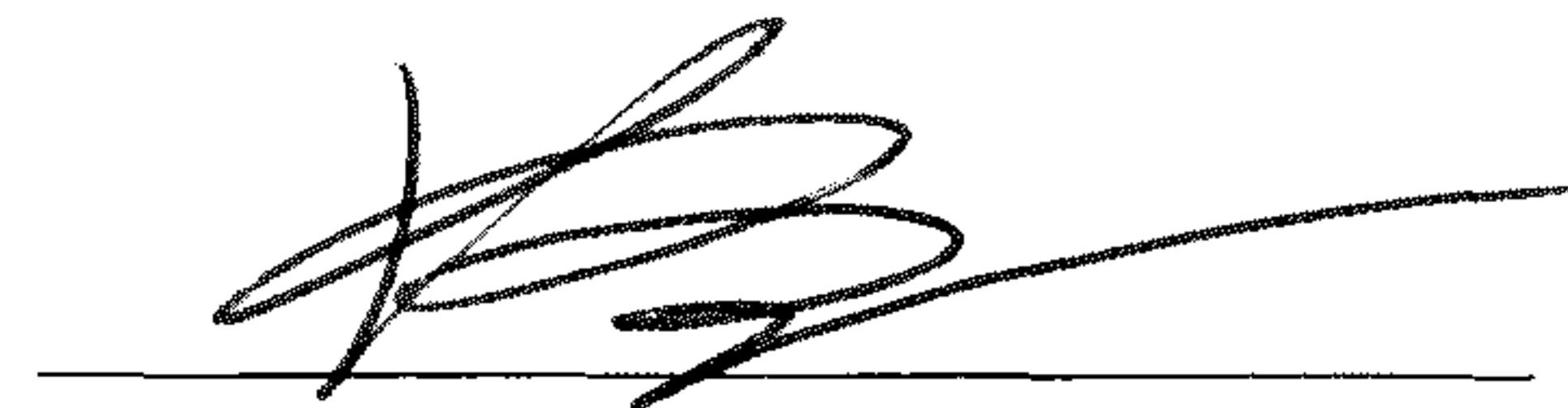


**Belinda Louise Averitt, Personal Representative
for the Estate of Patricia Ann Shelton, deceased,
Shelby County Probate Case No. PR-2021-001083**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Belinda Louise Averitt, whose name as Personal Representative for the Estate of Patricia Ann Shelton, deceased, Shelby County Probate Case No. PR-2021-001083 is 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, she, in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

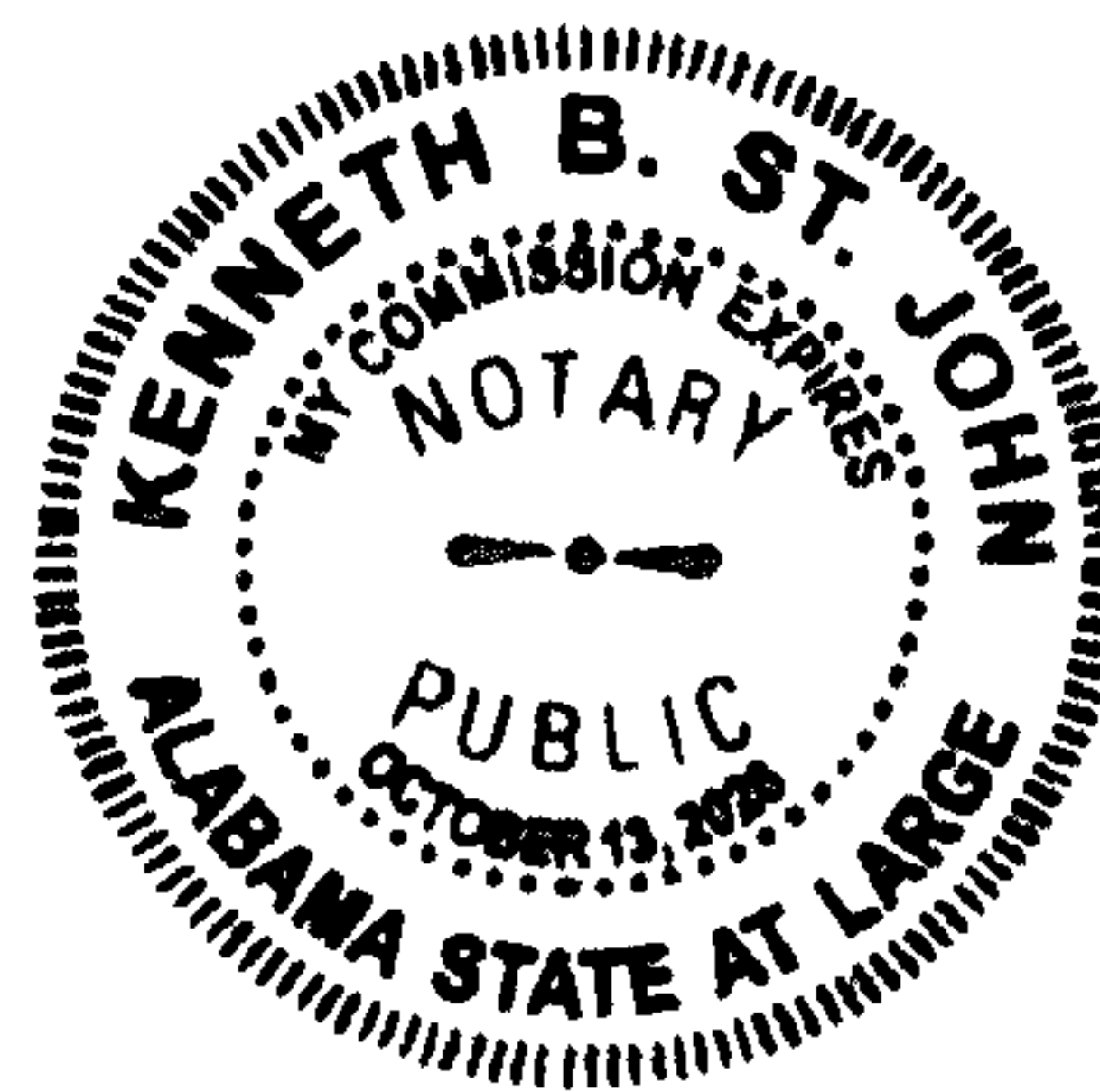
Given under my hand and official seal this 28th day of February, 2023.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



File No. 111-22-0024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 08:19:22 AM
\$41.50 JOANN
20230301000055410

