

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
Wallace R Syx
142 Southlake Ln
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Richard S Schencker, as Personal Representative of
The Estate of Anida H. Schencker, deceased, Shelby County Probate Case No. PR-2022-001031;
and
Wallace R Syx, an unmarried man,
as devisee under the Last Will and Testament of Anida H. Schencker**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Wallace R Syx

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 21, Block 3, according to the survey of Southlake Crest, 1st Sector, as recorded in Map Book 17, Page 74, in the Office of the Judge of Probate Office of Shelby County, Alabama.

Wallace R Syx is one and the same person as Wallace Syx.

ALL of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

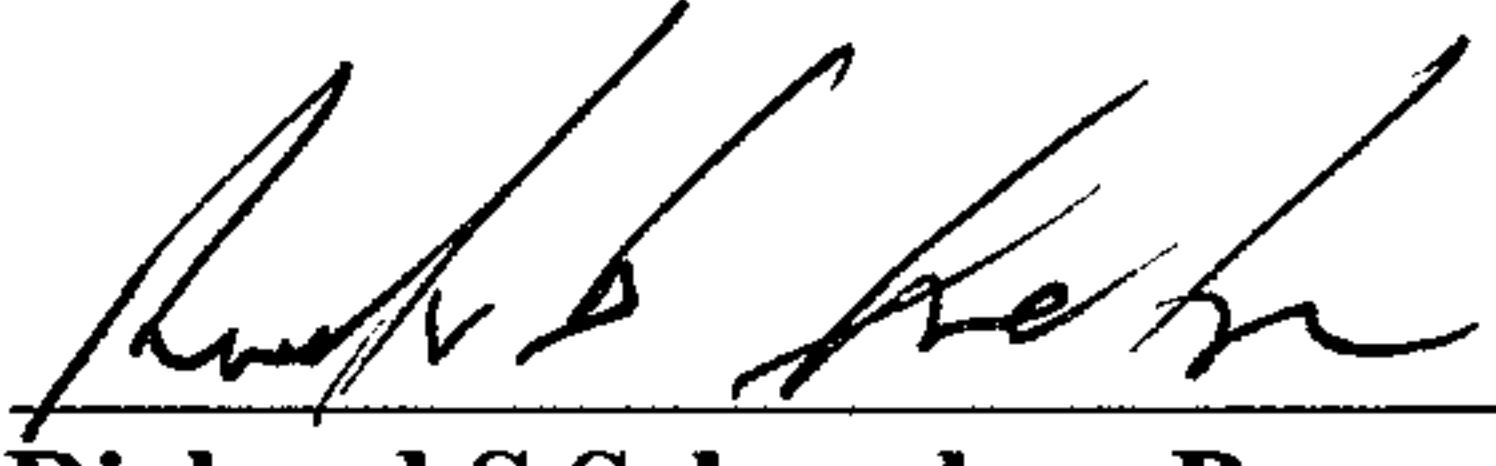
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.


TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

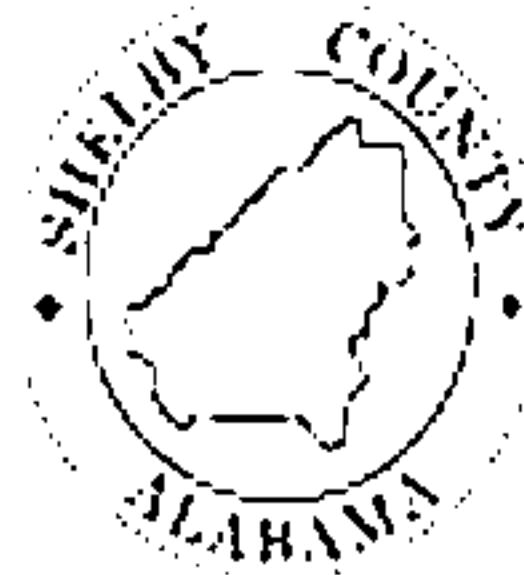
IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 28th day of February, 2023.

**THE ESTATE OF ANIDA H. SCHENCKER, DECEASED,
SHELBY COUNTY PROBATE CASE NO. PR-2022-001031**

by: 
Richard S Schencker, Personal Representative


Wallace R Syx

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2023 08:47:23 AM
\$26.00 JOANN
20230301000055530

Allie S. Boyd

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Richard S Schencker as Personal Representative of **The Estate of Anida H. Schencker, deceased, Shelby County Probate Case No. PR-2022-001031** whose name 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, Richard S Schencker in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this February 28, 2023.

My Commission Expires:


Notary Public

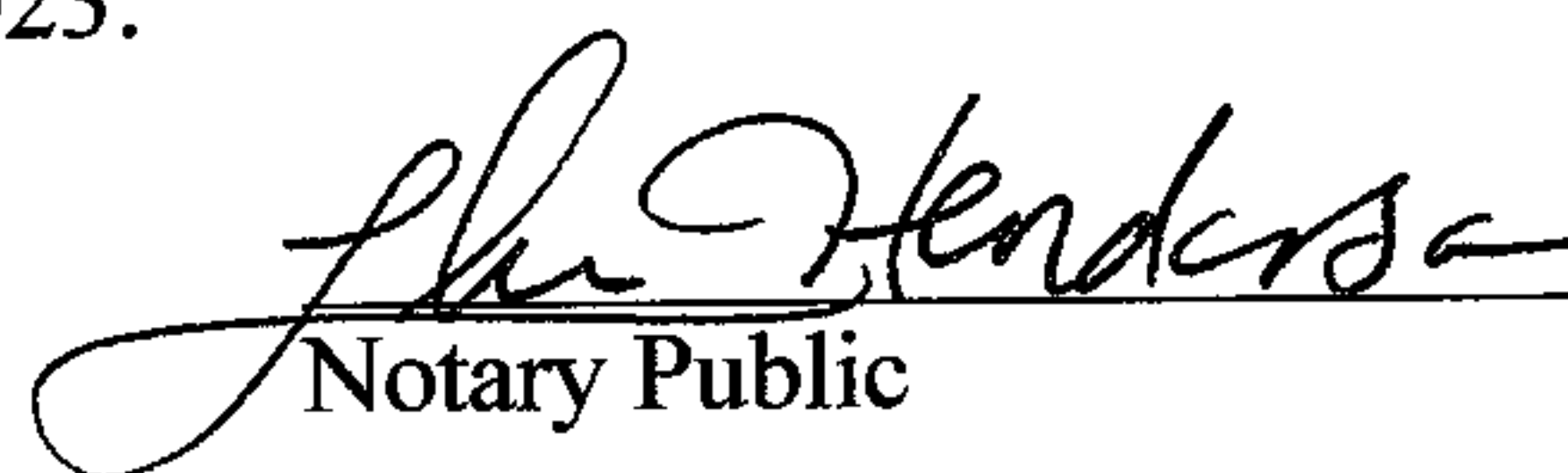


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Wallace Syx**, an unmarried man whose name 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, **Wallace Syx**, executed the same voluntarily on the same bears date.

Given under my hand and seal this February 28, 2023.

My Commission Expires:


Notary Public



Grantor's Address: 142 Southlake Ln Hoover, AL 35244

Property Address: 142 Southlake Ln Hoover, AL 35244