

Send tax notice to:
CONSTANCE N HORTON
212 BRADBERRY LANE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2023038

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Richard Bonham as Personal Representative of the Estate of Virginia Ann Bonham, deceased, Probate Case No. PR-2023-000229** whose mailing address is: 103 Tomahawk Circle, Pelham, AL 35124 (hereinafter referred to as Grantors) in hand paid by **CONSTANCE N HORTON** whose property address is: **212 BRADBERRY LANE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Cobblestone Square Subdivision, as recorded in Map Book 16, Page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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. Easement(s), building line(s) and restriction(s) 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 Protective Covenants, Restrictions and Easements recorded in Inst. No. 1993-2851; Inst. No. 1993-27599; Inst. No. 1993-27600 and Inst. No. 1994-7759.
5. Restrictive Covenants granted to Alabama Power Company recorded in Inst. No. 1993-24586.
6. Cobblestone Square Homeowners Association Amended and Restated Declaration of Protective Covenants, Restrictions, Conditions and Limitations recorded in Inst. No. 2006-554700 and Inst. No. 2016-52040.
7. Articles of Incorporation of Cobblestone Square Homeowners Association Inc. recorded in Inst. No. 2006-367550.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Virginia A Bonham was the surviving grantee of deed recorded in Inst. No. 1994-35718. The other grantee, Louis R Bonham, having died on or about the 18th day of October, 2005.

Virginia A Bonham and Virginia Ann Bonham are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of Virginia Ann Bonham by Richard Bonham its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1 day of March, 2023.

Estate of Virginia Ann Bonham

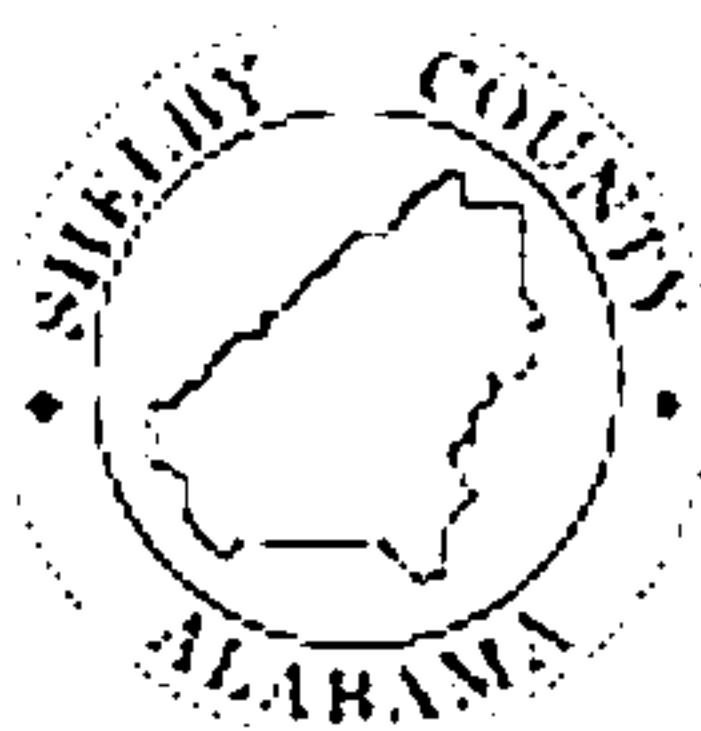
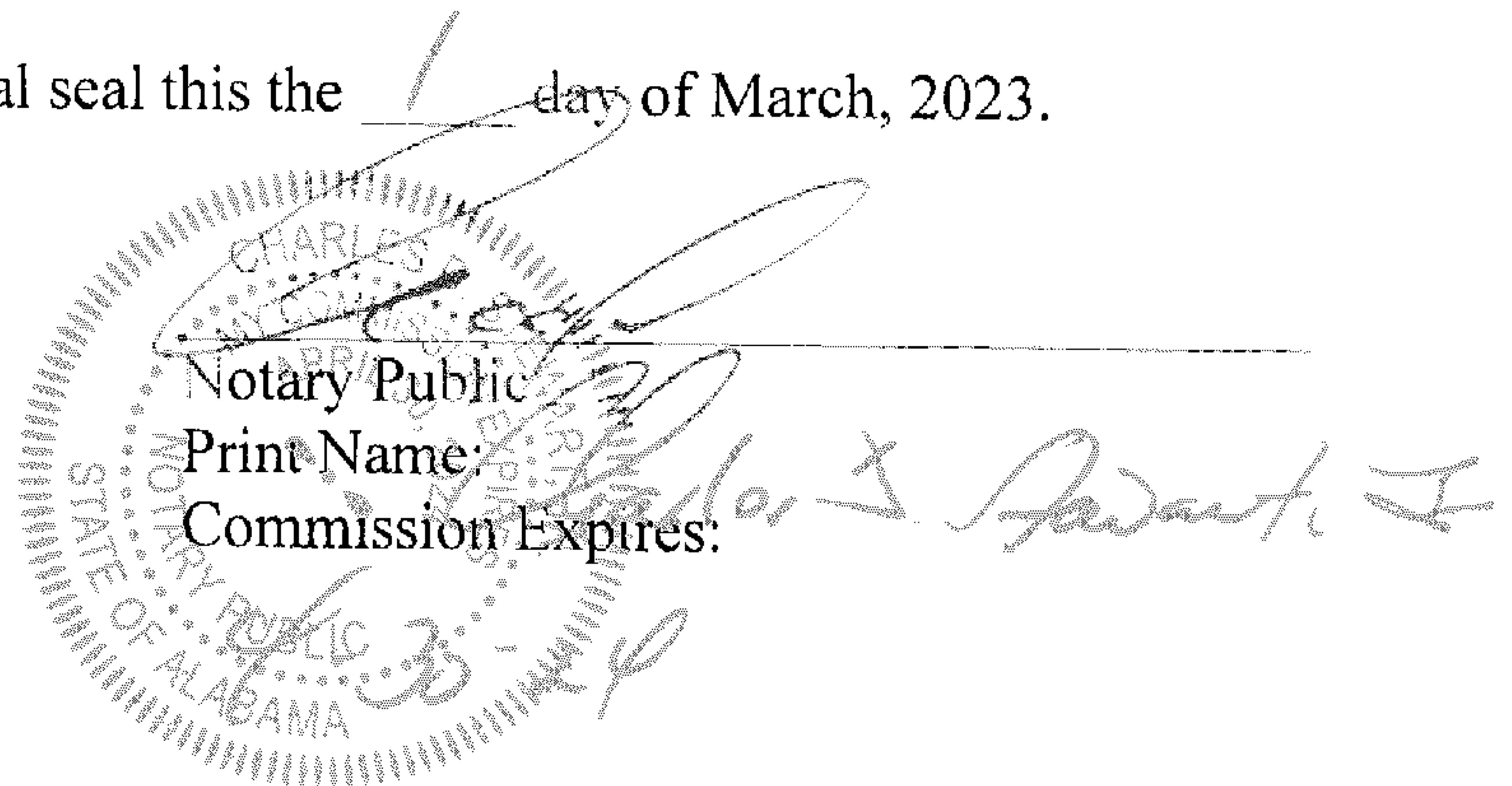


Richard Bonham, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Bonham, whose names as Personal Representative of the Estate of Virginia Ann Bonham, 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, in his capacity as said Personal Representative of the Estate Virginia Ann Bonham, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 1 day of March, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 11:22:07 AM
\$416.00 JOANN
20230302000057390

Allen S. Bayl