

20230308000064910  
03/08/2023 03:37:34 PM  
DEEDS 1/3

Send Tax Notice to:  
Madelyn M. Lewis and Trevor M.  
Bernier  
1413 Timber Circle  
Helena, AL 35080

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-6961

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY SIX THOUSAND AND 00/100 (\$246,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kathy Kesterson, an unmarried woman (herein referred to as "Grantor," whether one or more)**, whose mailing address is

453 Saint Annes Drive, Birmingham, AL 35244

by **Madelyn M. Lewis and Trevor M. Bernier (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1413 Timber Circle, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1413 Timber Circle, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Jeffery Kesterson died on or about May 2, 2015.

**\$226,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 3<sup>rd</sup> day of March,  
2023

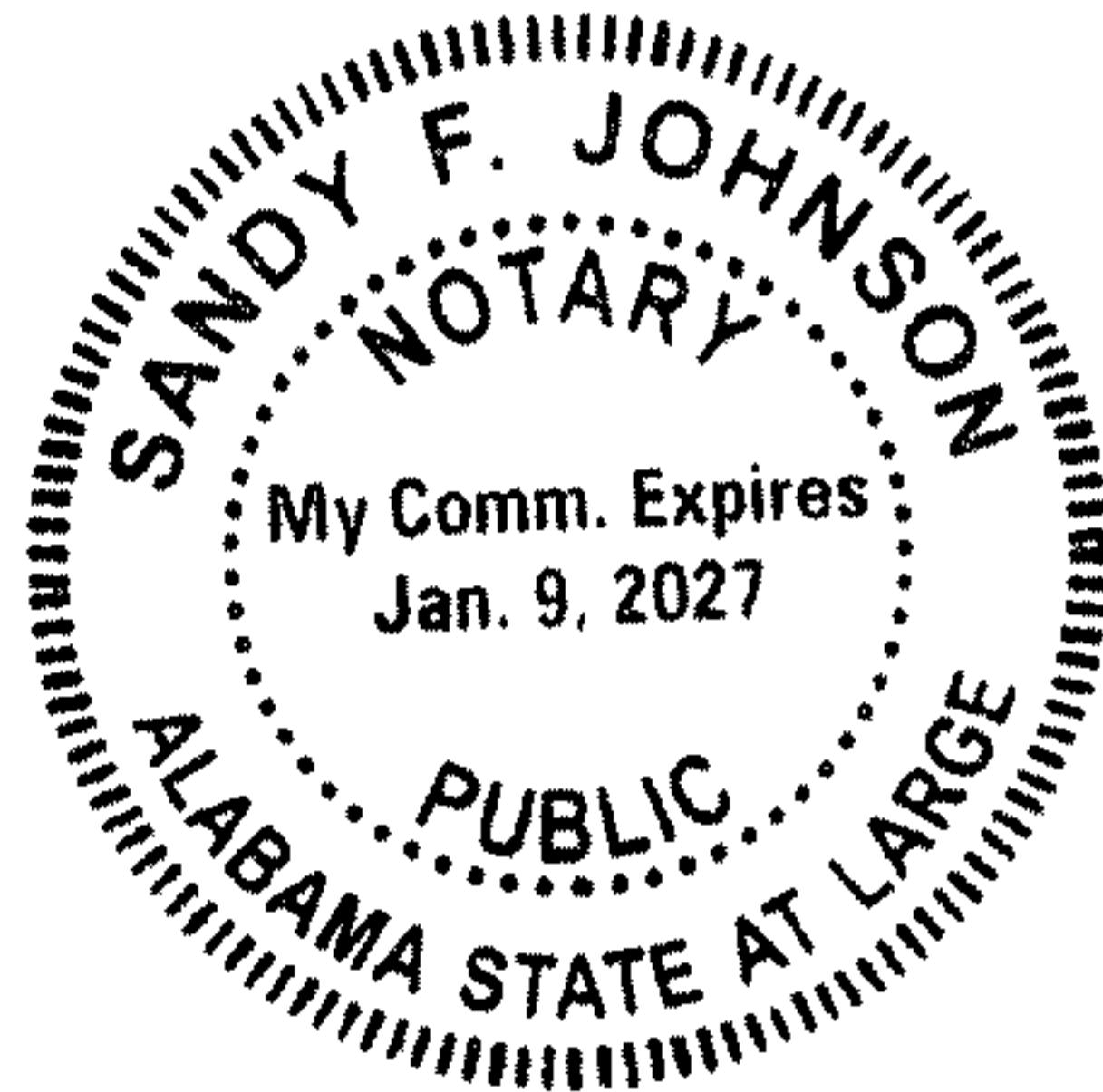
Kathy Kesterson  
Kathy Kesterson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kathy Kesterson 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 3<sup>rd</sup> day of March, 2023.

Sandy F. Johnson  
Notary Public  
My Commission Expires: 01/09/27



**EXHIBIT A**

Property 1:

Lot 7, according to the Amended Map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2023 03:37:34 PM  
\$48.00 JOANN  
20230308000064910**

*Allen S. Boyd*