

SEND TAX NOTICE TO:
Valarie Barber and Stephen Barber
1011 Riviera Drive
Calera, AL 35040

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 **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Eric Scott Lawley, as Personal Representative of the Estate of Louise L. Lawley, deceased, Shelby County Probate Case No. PR-2022-000605**, whose address is 2903 Battery Green Court, Beaufort, SC 29902 (hereinafter "Grantor", whether one or more), by **Valarie Barber and Stephen Barber**, whose address is 1011 Riviera Drive, Calera, AL 35040 (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 **Valarie Barber and Stephen Barber, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1011 Riviera Drive, Calera, AL 35040 to-wit:**

LOT 61, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117A, 117B AND 117C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Louise L. Lawley, grantee in deed recorded in Instrument No. 20130318000111450 in the Probate Office of Shelby County, Alabama, is one and the same person as Louise Lucas Lawley, deceased, Shelby County Probate Case No. PR-2022-000605.

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 \$284,747.00 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 9 day of March, 2023.

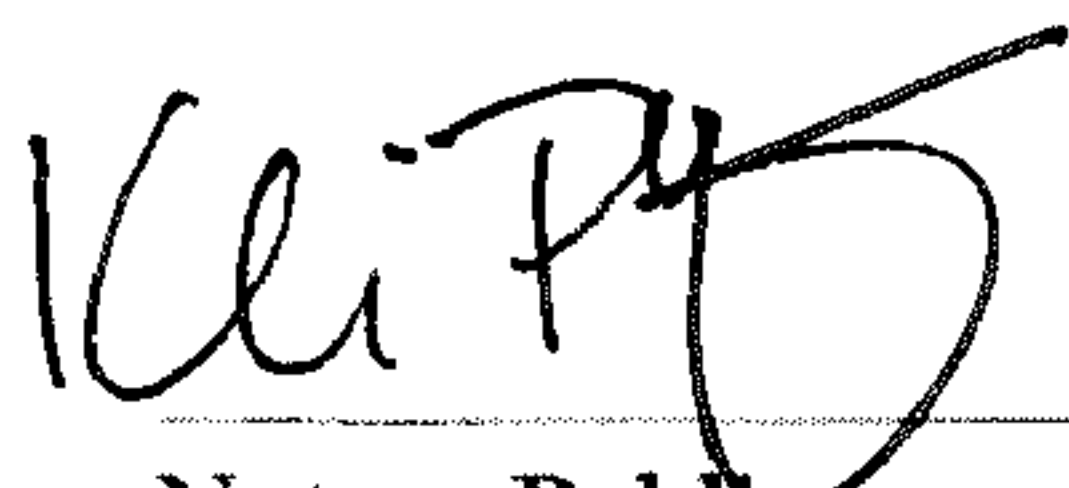


Eric Scott Lawley, as Personal Representative
of the Estate of Louise L. Lawley, deceased,
Shelby County Probate Case No. PR-2022-000605

STATE OF SC
COUNTY OF Beaufort

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Scott Lawley, whose name as Personal Representative of the Estate of Louise L. Lawley, deceased, Shelby County Probate Case No. PR-2022-000605 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, he, in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

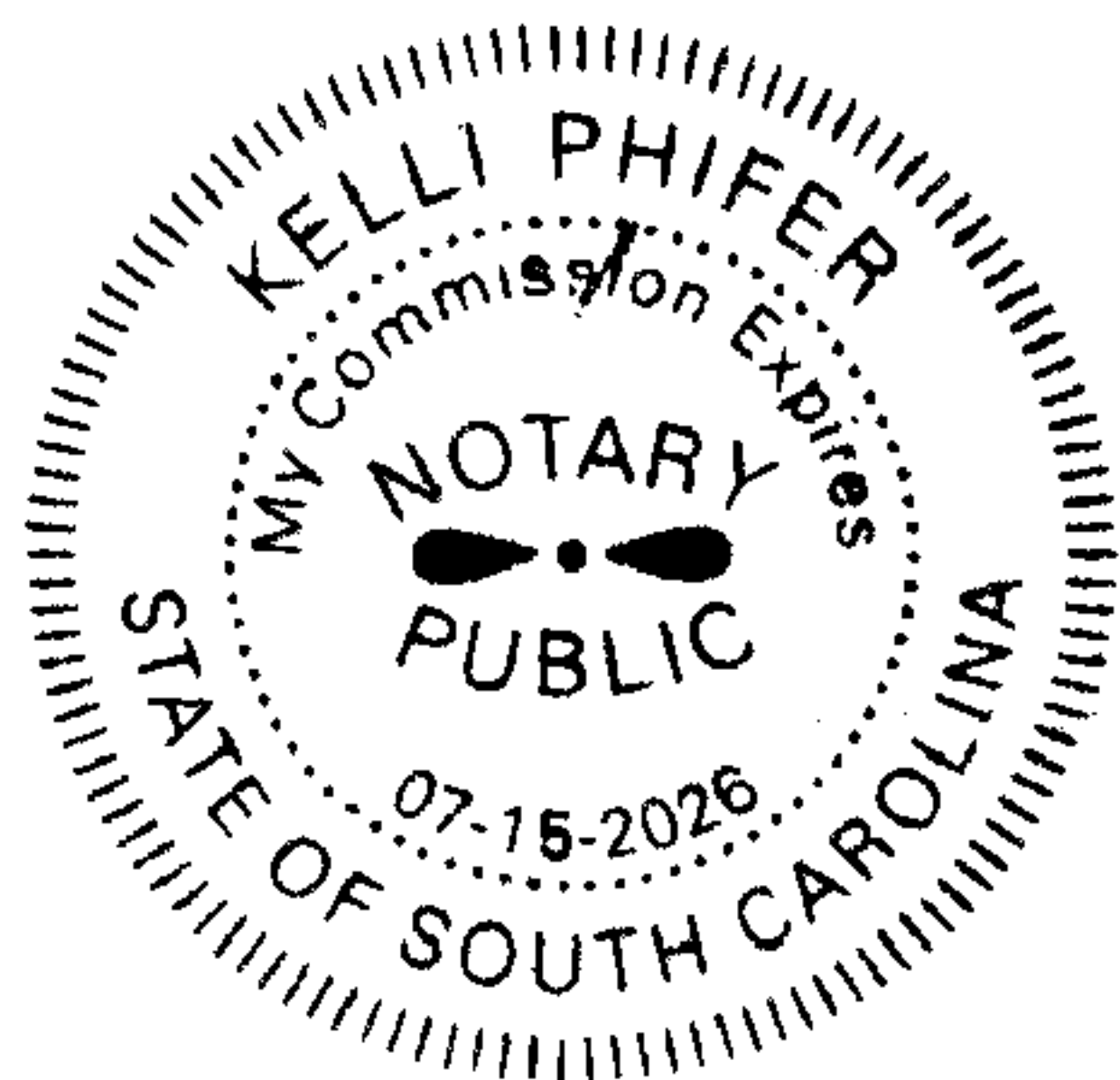
Given under my hand and official seal this 9th day of March, 2023.



Notary Public

Print Name: Kelli Phifer

My Commission Expires: 7-15-26



File No.: PEL-23-557

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2023 01:11:56 PM
\$30.50 BRITTANI
20230313000068570

Alani S. Bezel