

Send Tax Notice to:
Thor Properties, LLC
1805 Brookline Lane
Birmingham, AL 35216

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-7828**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) 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

Douglas Royal and William Royal, Personal Representatives of Estate of William Appleby Royal, Probate Case No: 23BHM00211 (herein referred to as “Grantor,” whether one or more), whose mailing address is

2112 Morris Avenue, Apt. 103, Birmingham, AL 35203

by **Thor Properties, LLC** (herein referred to as “Grantee”), whose mailing address is

1805 Brookline Lane, Birmingham, AL 35216

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **5058 Wagon Trace, Birmingham, AL 35242**, 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.

Judith P. Royal one of the grantees in that deed recorded in Book 102, Page 397, passed away on or about November 10, 2015. William Appleby Royal, the other grantee, passed away on or about January 1, 2023.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 24 day of April, 2023.

Estate of William Appleby Royal, Probate Case No: 23BHM00211

By: [Signature]
Douglas Royal, Personal Representative

By: [Signature]
William Royal, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Douglas Royal and William Royal**, whose name(s) as **Personal Representative(s)** of **Estate of William Appleby Royal, Probate Case No: 23BHM00211**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority on behalf of **Estate of William Appleby Royal, Probate Case No: 23BHM00211**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of April, 2023.

[Signature]
Notary Public

Printed Name

My Commission Expires:

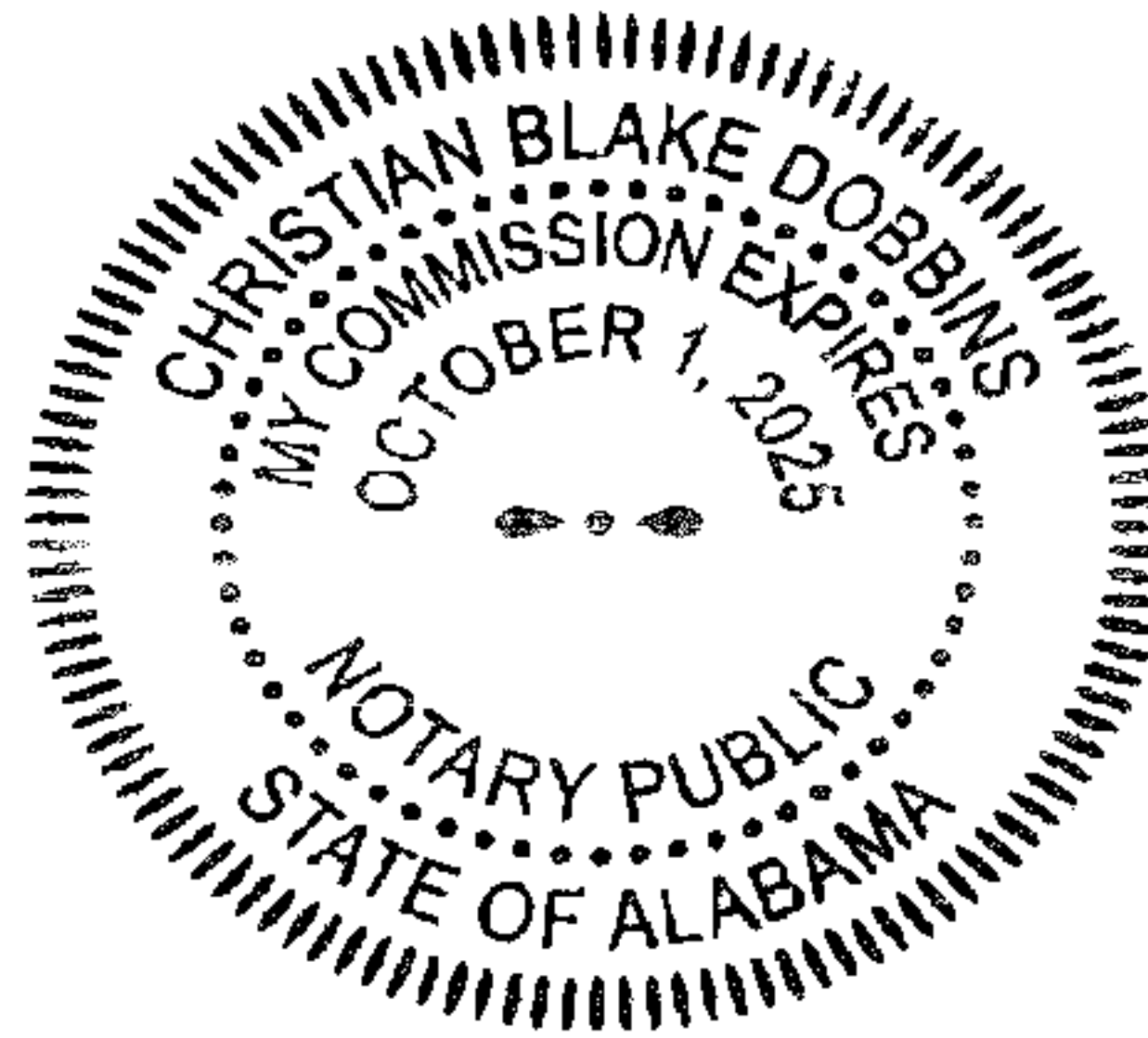
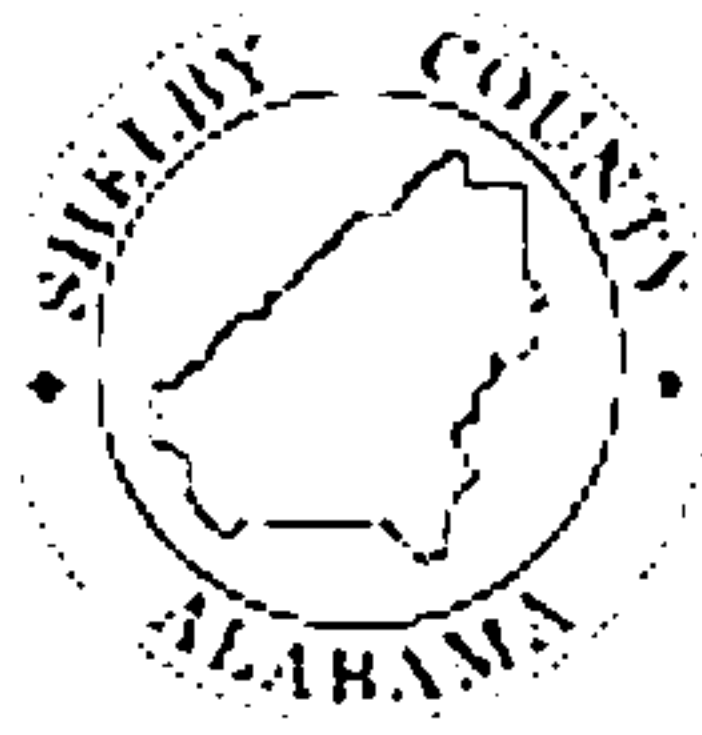


EXHIBIT A

Property 1:

Lot 1, Block 3, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B 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
04/25/2023 03:17:06 PM
\$339.00 BRITTANI
20230425000120630

Allie S. Bayl