

Send Tax Notice to:  
Justin Roberts and Rachel Roberts  
320 Pebble Lane  
Alabaster, AL 35007

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

File: **PEL-23-8020**

STATE OF ALABAMA  
COUNTY OF **SHELBY**

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) 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 **Alonzo Sims, Personal Representative of The Estate of Catherine Sims AKA Catherine R. McIntyre AKA Catherine R. Sims, Deceased, Shelby County Probate Case No. PR-2023-000334, and Alonzo Sims as the spouse of Catherine Sims at the time of her death (herein referred to as "Grantor," whether one or more)**, whose mailing address is

250 Grande View Circle, Alabaster, AL 35114

by **Justin Roberts and Rachel Roberts (herein referred to as "Grantee," whether one or more)**, whose mailing address is

320 Pebble Lane, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **320 Pebble Lane, Alabaster, AL 35007**, 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.

**\$220,000.00 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 5<sup>th</sup> day of May, 2023

The Estate of Catherine Sims AKA Catherine R. McIntyre AKA Catherine R. Sims, Deceased, Shelby County Probate Case No. PR-2023-000334

By: Alonzo Sims  
Alonzo Sims, Personal Representative

Alonzo Sims  
Alonzo Sims, Individually

State of Alabama  
County of Shelby

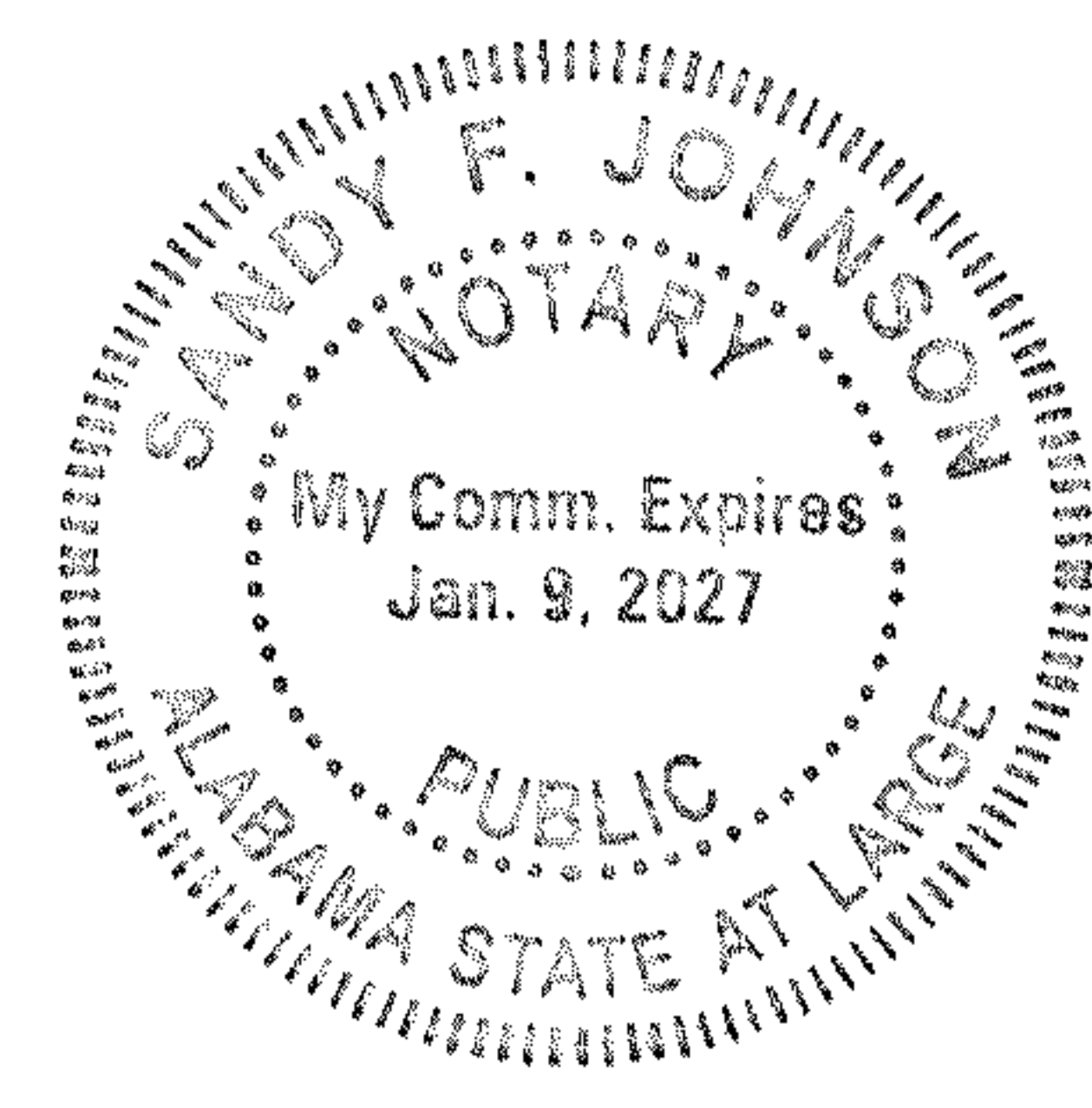
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alonzo Sims, Personal Representative**, whose name(s) as **Personal Representative(s) of The Estate of Catherine Sims AKA Catherine R. McIntyre AKA Catherine R. Sims, Deceased, Shelby County Probate Case No. PR-2023-000334, and Alonzo Sims, individually**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Catherine Sims AKA Catherine R. McIntyre AKA Catherine R. Sims, Deceased, Shelby County Probate Case No. PR-2023-000334, and Alonzo Sims, individually**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of May, 2023

Sandy F. Johnson

Notary Public  
Sandy F. Johnson  
Printed Name

My Commission Expires: 01/09/27



**EXHIBIT A**

Property 1: Lot 6, according to the Map of Shalimar Point, as recorded in Map Book 14, Page 105, 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**  
**05/08/2023 01:04:23 PM**  
**\$86.00 JOANN**  
**20230508000135810**

*Allen S. Bayl*