

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2023-05-6647
Documentary Evidence: Sales Contract

Send Tax Notice To:

Shirley Roberson
4350 Old Highway 280
Westover, AL 35147

(Grantees' Mailing Address
And Address of Property)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Pamela Parker McGehee**, as **Personal Representative of the Estate of Terry Carlton Parker, deceased**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Shirley Roberson**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

From a ½" rebar at the Southeast corner of Section 21, Township 19 South, Range 1 East, run thence West along the South boundary of said Section 21, a distance of 260.00 feet to a point that is 5085.15 feet East of a 2" pipe at the Southwest corner of said Section 21; thence turn 88 degrees 13 minutes 09 seconds right and run 4.07 feet to a point on the northerly boundary of Shelby County Highway #280 (Old U.S. Highway #280) (80' R.O.W.); thence continue along said course and along an accepted property line a distance of 205.93 feet to a point; thence turn 89 degrees 28 minutes 40 seconds left and run 218.00 feet along an accepted property line to a ½" pipe, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 221.72 feet to a ½" rebar; thence turn 90 degrees 31 minutes 20 seconds left and run 191.76 feet to a ½" rebar on the Northerly boundary of aforementioned Shelby County Highway #280, thence turn 87 degrees 03 minutes 23 seconds left and run 222.00 feet along said highway boundary to a ½" pipe; thence turn 92 degrees 56 minutes 37 seconds left and run 201.14 feet along an accepted property line to the point of beginning of herein described parcel of land; being situated in the SE ¼ of the SE ¼ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama. Less and except that portion of subject lying East of fence as shown by survey of Sam W. Hickey dated May 23, 2003.

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for its, successors, personal representatives and assigns, covenant with Grantee, her heirs 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 does have good right to sell and convey the same as aforesaid; and that Grantor will, its successors, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, to be effective on 31st day of May, 2023.

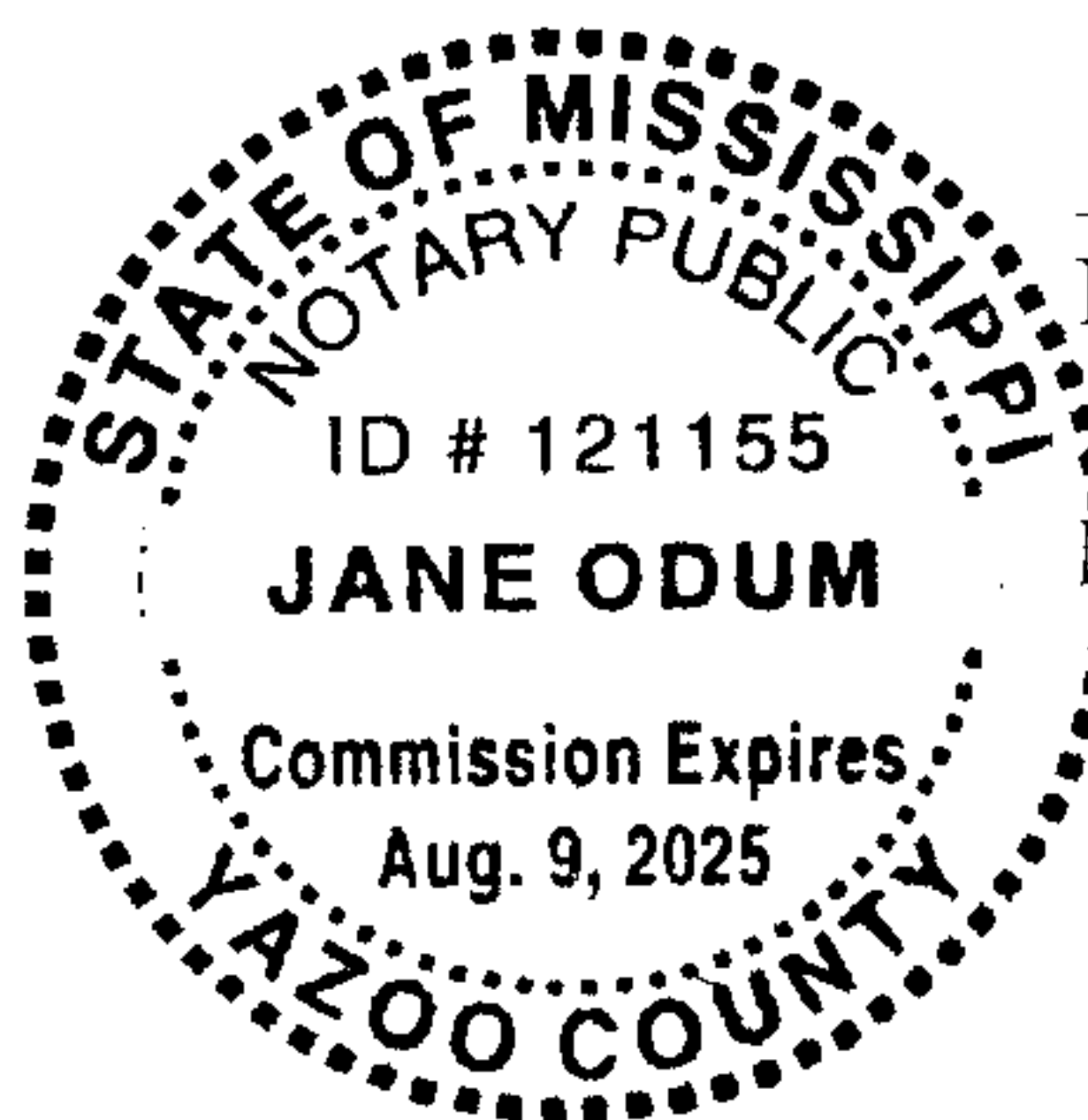
Pamela Parker McGehee, as Personal Representative of the Estate of Terry Carlton Parker, deceased (Seal)
**Pamela Parker McGehee, as Personal Representative
 of the Estate of Terry Carlton Parker, deceased**

STATE OF MISSISSIPPI

COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Pamela Parker McGehee**, whose name is signed to the foregoing conveyance, **as Personal Representative of the Estate of Terry Carlton Parker, deceased**, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she **in her capacity, as Personal Representative of the Estate of Terry Carlton Parker**, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30 day of May, 2023.



Jane Odum
 Notary Public

My Commission Expires: Aug 9, 2025

Grantors' Mailing Address:

220 Westlake Circle
 Madison, MS 39110



**Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/06/2023 11:39:48 AM
 \$305.00 PAYGE
 20230606000170510**

Allen S. Bayl