

Prepared By:
Stan McDonald / Jacob Title, LLC
2101 Clinton Ave
Huntsville, AL 35805
File #: 2023-797

Purchase Price: \$215,000.00

WARRANTY DEED

State of ALABAMA
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Patti West, Personal Representative of the Estate of Barbara Ellen Broadhead, whose address is ~~2224 SAVANNAH LANE~~ ~~LEXINGTON KY 40513~~ hereinafter referred to as "Grantor(s)", the receipt and sufficiency of which is hereby acknowledged, by Andrew John Gattuso and Danielle Howell, whose address is 195 Crestview Dr., Montevallo, AL 35115 (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION, all that certain lot or parcel of land situated in Shelby County, Alabama, to- wit:

Lots 26 and 27, Block 5, to Arden Subdivision as shown by the map recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3 Page 64, and being situated in Shelby County, Alabama.

PHYSICAL ADDRESS OF PROPERTY: 195 Crestview Dr, Montevallo, AL 35115

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 30th day of May, 2023.

Estate of Barbara Ellen Broadhead

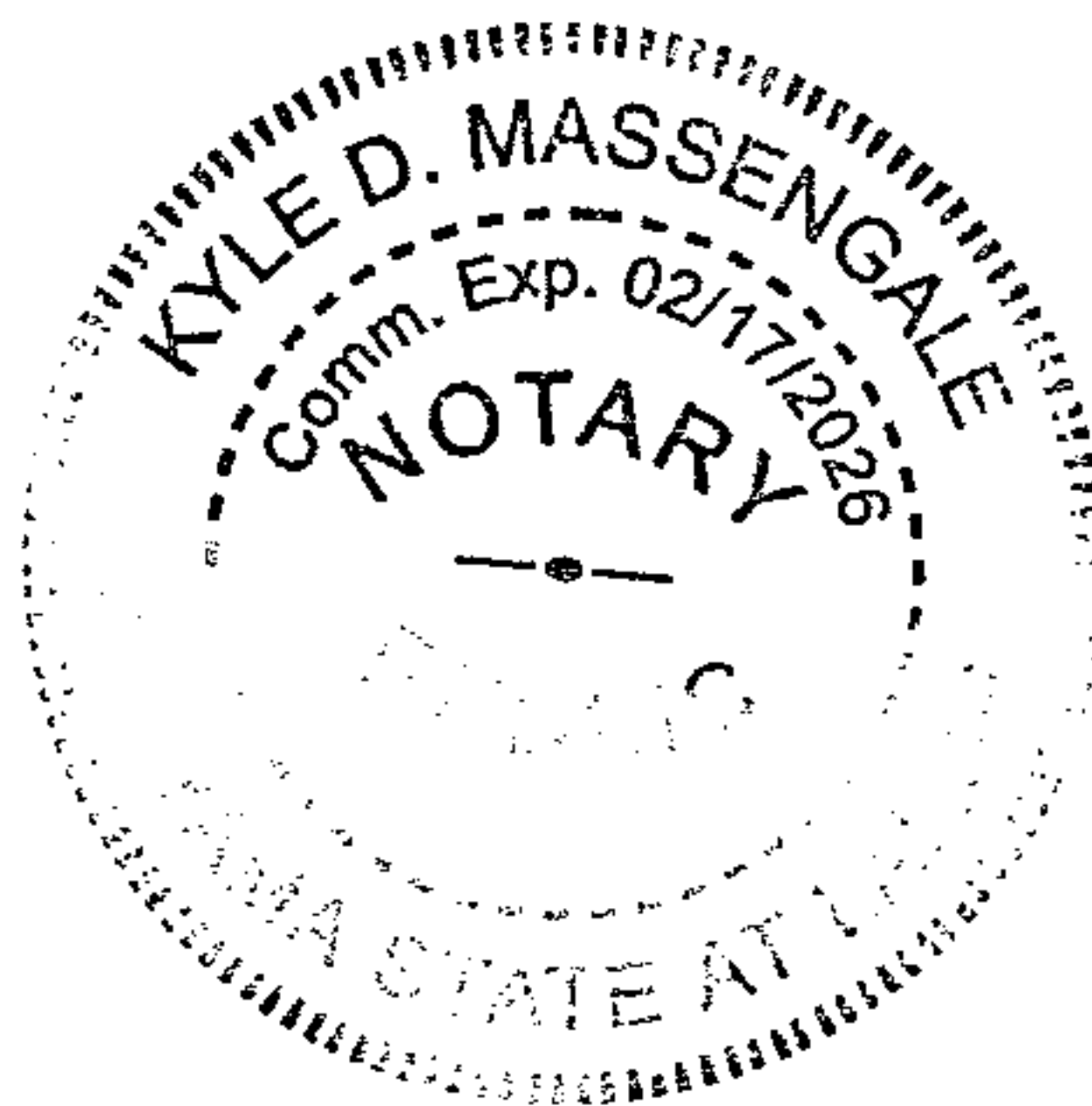
By: Patti West
Patti West, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Patti West, Personal Representative of Estate of Barbara Ellen Broadhead whose name 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, she executed the same voluntarily, and with full authority as such Personal Representative, on the day the same bears date.

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

[Signature]
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/08/2023 08:33:43 AM
\$29.00 PAYGE
20230608000172220

Allen S. Bayl