

Send Tax Notice to:

743 Cahaba, LLC

1280 Overlook Drive
Troussville, AL 35173

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-23-9613**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00)** 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

David Christopher Bates, Personal Representative of Estate of Delores V. Bates, deceased, Case No. PR-2022-000918, Shelby County, Alabama (herein referred to as "Grantor," whether one or more), whose mailing address is

743 Cahaba Manor Trail, Pelham, AL 35124

by **743 Cahaba, LLC (herein referred to as "Grantee"),** whose mailing address is

1280 Overlook Drive, Troussville, AL 35173

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 **743 Cahaba Manor Trail, Pelham, AL 35124,**

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.

Delores V. Bates, grantee in that deed recorded in Book 320, Page 470, is deceased, having died on or about 12/07/2021.

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 16 day of June, 2023.

Estate of Delores V. Bates, deceased, Case No. PR-2022-000918, Shelby County, Alabama

By David Christopher Bates
David Christopher Bates, 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 **David Christopher Bates**, whose name(s) as **Personal Representative(s)** of **Estate of Delores V. Bates, deceased, Case No. PR-2022-000918, Shelby County, Alabama**, 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 **Estate of Delores V. Bates, deceased, Case No. PR-2022-000918, Shelby County, Alabama**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2023.

Michelle T Earle
Notary Public

Printed Name
My Commission Expires:

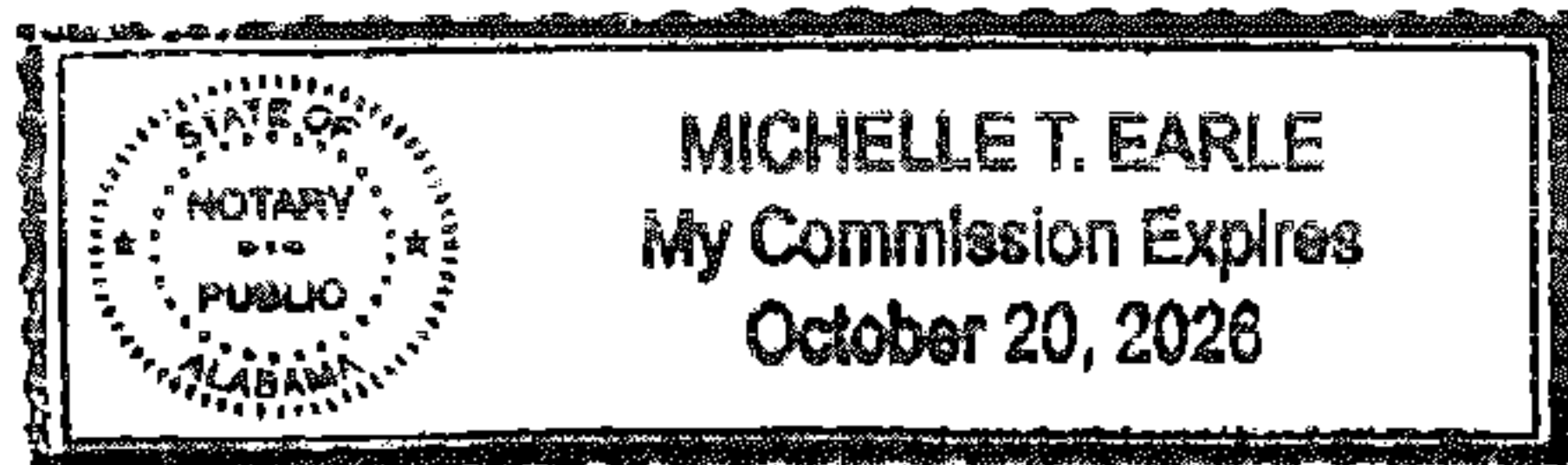


EXHIBIT A

Property 1:

Lot 26, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/19/2023 10:03:11 AM
\$223.00 BRITTANI
20230619000182020

Alvin S. Bayl

General Warranty Deed - Estate (AL)