

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

129 Fowler Ln
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Seventy-Nine Thousand and 00/100 (\$279,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **DOTTIE PATE ESTOCK**, a Single person, in hand paid by the GRANTEE(S), **ADAM CHARLES ERHART and KAITLYN ELIZABETH ERHART**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said 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, the following described real estate situated in Shelby County, Alabama, to wit:

Lot No. 4 according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama.

Restrictions for Shelby Shores, Inc. as recorded in instrument Book 9, Page 579 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Deed Reference: Book 346, Page 795.

NOTE: William Michael Estock passed from this life on or about October 19, 2015.

NOTE: \$209,250.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 3rd day of July, 2023.

*Dottie Pate Estock by
Mary L. Erhart, as his/her
Attorney-in-fact*

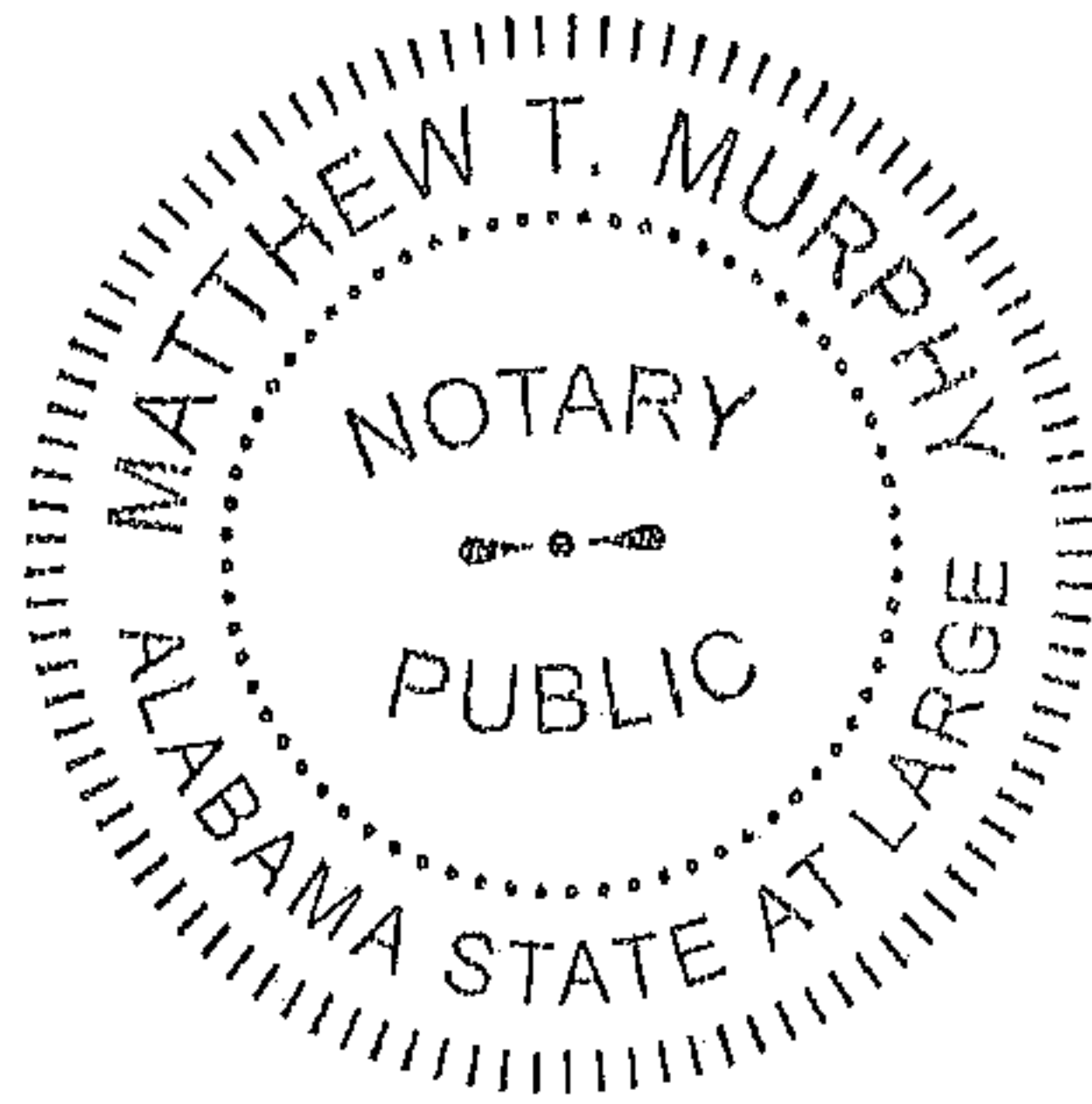
DOTTIE PATE ESTOCK BY
MARY L. ERHART, AS HIS/HER
ATTORNEY-IN-FACT


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DOTTIE PATE ESTOCK, BY MARY L. ERHART, AS HIS/HER ATTORNEY IN FACT** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of July, 2023.




NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:

124 Fowler Ln
Shelby, AL 35143

Address of Grantor:

17980 Hwy 42
Shelby, AL 35143

Property Address:

124 Fowler Lane
Shelby, AL 35143

Real Value: \$279,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2023 01:49:16 PM
\$98.00 BRITTANI
20230705000200450

Allen S. Bayl