

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3772

SEND TAX NOTICE TO:

Jerald Ivan Sturm
4048 Saddle Run Circle
Pelham, AL 35124

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Jill T. Karle as Conservator, of Nancy Barrett f/k/a Nancy J. Milling an Adult in Need of Protective Services, a single person** by Order of the Circuit Court of Shelby County dated June 16, 2023 CV-2022-00178.00 whose mailing address is: Lakeview Estates Valleydale Rd B'ham 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jerald Ivan Sturm** whose mailing address 4048 Saddle Run Circle, Pelham, AL 35124 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 4048 Saddle Run Circle, Pelham, AL 35124

Lot 15, according to the Survey of Saddle Run Subdivision as recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of July, 2023.

Jill T. Karle as Conservator of Nancy Barrett f/k/a
 Jill T. Karle as Conservator, of Nancy Barrett f/k/a Nancy J. Milling
 Nancy J. Milling an Adult in Need of Protective
 Services, Shelby County Case No. CV-2022-00178.00

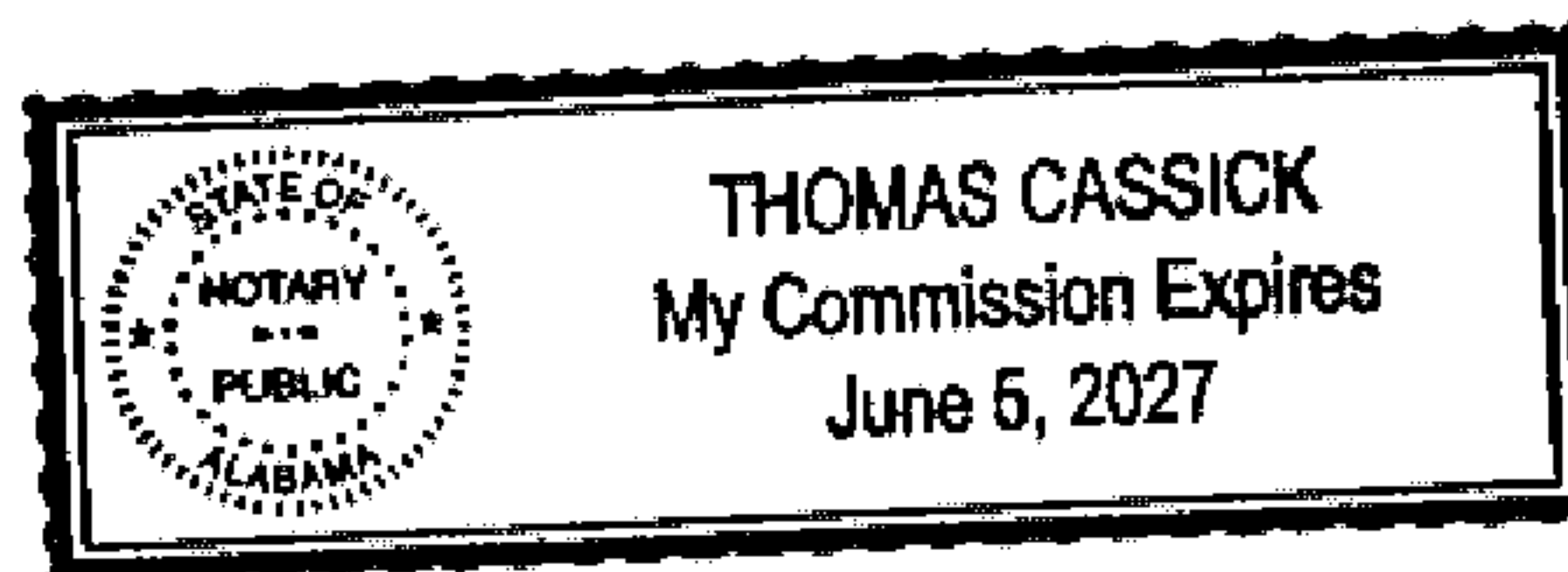
STATE OF Alabama Shelby County ss:

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Jill T. Karle as Conservator, of Nancy Barrett f/k/a Nancy J. Milling an Adult in Need of Protective Services Shelby County Case No. CV-2022-00178.00** name 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 this conveyance, she as Conservator executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 6th day of July, 2023

My Commission Expires: 6/5/27

Thomas Cassick
 Notary Public



(S E A L)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/07/2023 09:17:57 AM
 \$221.00 BRITTANI
 20230707000202330

Allie S. Bayl