

Send Tax Notice to:

Elise John

933 Ryecroft Rd.
Pelham, AL 35124

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-10405**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$274,900.00)** 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 **Jeffery S. Todd, Personal Representative of Estate of James Edwin Todd, deceased, Case No. PR-2021-000841 Shelby County, Alabama** (herein referred to as "Grantor," whether one or more), whose mailing address is

212 Kountree Path Helena, AL 35180

by **Elise John** (herein referred to as "Grantee"), whose mailing address is

933 Ryecroft Road, Pelham, AL 35124

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 **933 Ryecroft Road, 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.

Duane C. Todd, co-grantee with James E. Todd in Inst. #20050110000014270 is predeceased, having died on or about April 30, 2019.

James E. Todd and James Edwin Todd are one and the same person.

\$266,653.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 12 day of July, 2023

Estate of James Edwin Todd, deceased, Case No. PR-2021-000841 Shelby County, Alabama

By: [Signature]
Jeffery S. Todd, 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 **Jeffery S. Todd, Personal Representative**, whose name(s) as **Personal Representative(s) of Estate of James Edwin Todd, deceased, Case No. PR-2021-000841 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 James Edwin Todd, deceased, Case No. PR-2021-000841 Shelby County, Alabama**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of July, 2023

[Signature]
Notary Public

Printed Name
My Commission Expires:

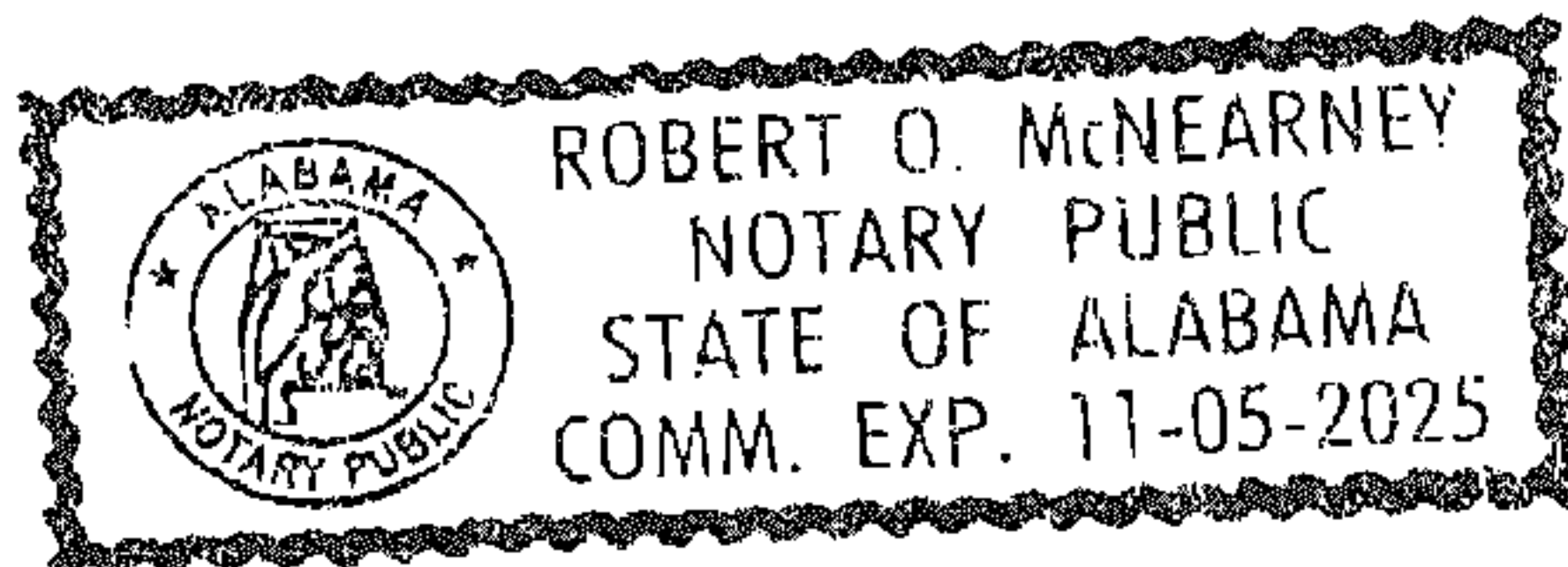
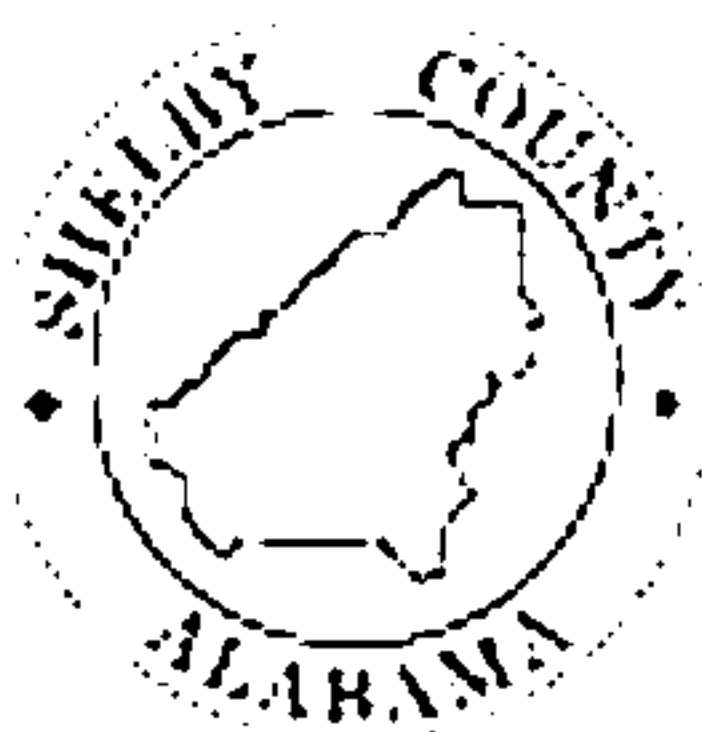


EXHIBIT A

Lot 11, in Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2023 01:55:32 PM
\$37.50 BRITTANI
20230713000209710

Allen S. Bayl

General Warranty Deed - Estate (AL)