

SEND TAX NOTICE TO:
John and Carolee Flinn
604 Springbank Terrace
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FORTY SIX THOUSAND NINE HUNDRED AND 00/100 (\$346,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Barry Ray Hix and Kristopher Shane Hix, Co-Personal Representatives of the Estate of Yvonne Wike Hix, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000498, Barry Ray Hix and Kristopher Shane Hix, Co-Trustees of the Trust for the benefit of Bailey Hix and Baker Hix, created under the Will of Yvonne Wike Hix, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000498, and Barry Ray Hix, a Married man, and Kristopher Shane Hix, a Single man**, whose address is 3108 Highland Lakes Road, Birmingham, AL 35242, (hereinafter "Grantors", whether one or more), by **Trustees of the John and Carolee Flinn Revocable Trust dated August 16, 2019**, whose address is 604 Springbank Terrace, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, **Trustees of the John and Carolee Flinn Revocable Trust dated August 16, 2019**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2081 Chelsea Park Bend, Chelsea, AL 35043 to-wit:**

Lot 4-109, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 and Supplementary Declaration recorded in Instrument No. 20151230000442840 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Yvonne Wike Hix was one and the same person as Yvonne Hix.

The subject property does not constitute the homestead of the grantor nor their spouse.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantors' heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantors' heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this 20th day of July, 2023.

Estate of Yvonne Hix, deceased, Shelby County, Alabama Probate Case No. PR-2023-000498

By: [Signature]
Barry Ray Hix, Co-Personal Representative

By: [Signature]
Kristopher Shane Hix, Co-Personal Representative

Trust for the benefit of Bailey Hix and Baker Hix, created under the Will of Yvonne Wike Hix, deceased, Shelby County, Alabama, Probate Case No. PR-2023-00049

By: [Signature]
Barry Ray Hix, Co-Trustee

By: [Signature]
Kristopher Shane Hix, Co-Trustee

[Signature]
Barry Ray Hix, individually

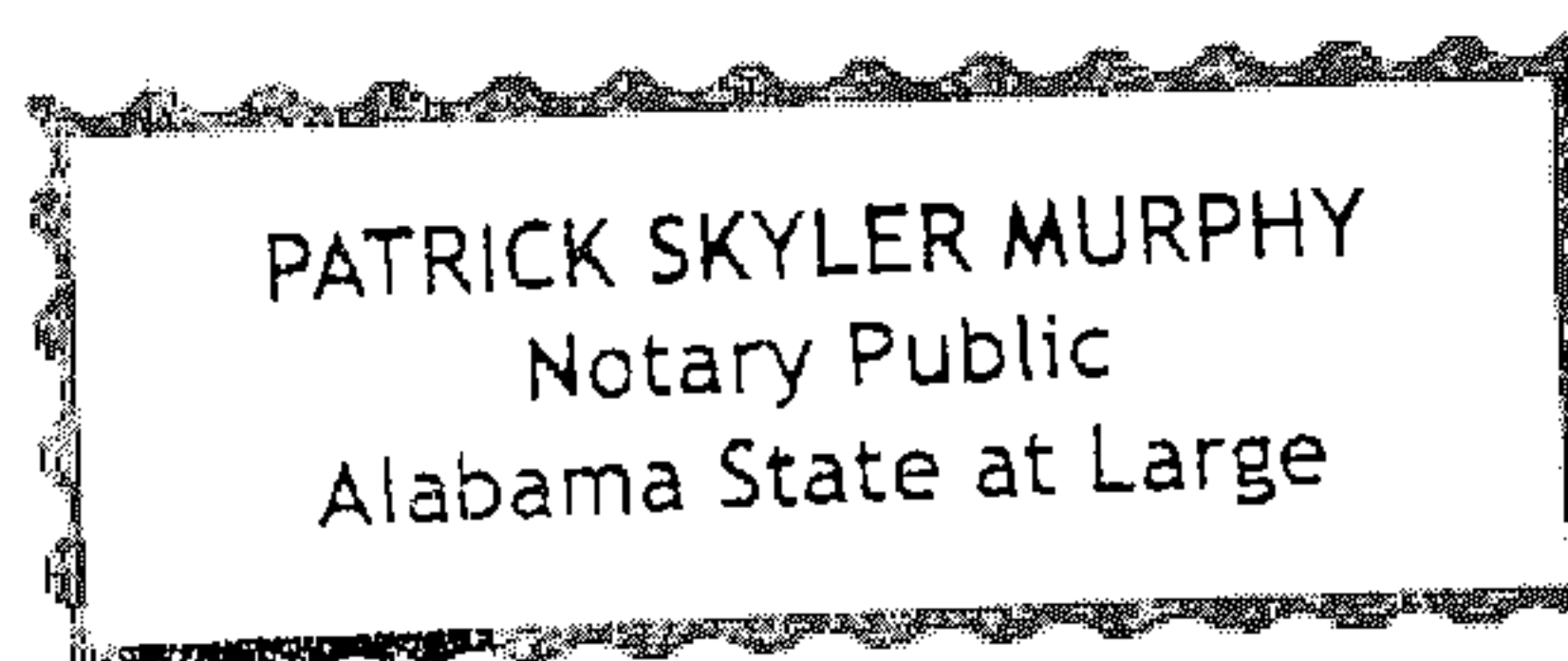
[Signature]
Kristopher Shane Hix, individually

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Barry Ray Hix and Kristopher Shane Hix, Co-Personal Representatives of the Estate of Yvonne Wike Hix, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000498, Barry Ray Hix and Kristopher Shane Hix, Co-Trustees of the Trust for the benefit of Bailey Hix and Baker Hix, created under the Will of Yvonne Wike Hix, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000498, and Barry Ray Hix and Kristopher Shane Hix, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they, as such Personal Representatives, Trustees and individually, and with full authority, executed the same voluntarily for and as the act of said Estate and on their own behalf, on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2023.

[Signature]
Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2023 09:42:22 AM
\$379.00 PAYGE
20230721000218140

[Signature]