

SEND TAX NOTICE TO:

Lynda L. Reeves
330 Willow Crest Lane
Hoover, AL 35244

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 TWENTY SEVEN THOUSAND AND 00/100 (\$327,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cynthia Arrington Williamson, as Personal Representative of the Estate of Jane Wiggins Arrington aka Jane Frances Wiggins Arrington, deceased, Shelby County, Alabama Probate Case No. PR-2023-000697**, whose address is 2702 Summerwind Drive Southeast, Decatur, AL 35603 (hereinafter "Grantor", whether one or more), by **Lynda L. Reeves**, whose address is 330 Willow Crest Lane, Hoover, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Lynda L. Reeves**, the following described real estate situated in Shelby County, Alabama, **the address of which is 330 Willow Crest Lane, Hoover, AL 35244 to-wit:**

Lot 38, in Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

Jane Frances Wiggins Arrington, deceased, is one and the same person as Jane Wiggins Arrington, grantee in that certain deed recorded in Instrument No. 20031230000831870, in the Probate Office of Shelby County, Alabama. Jane Frances Wiggins Arrington, deceased, is also one and the same person as Jane Francis Arrington.

Jane Wiggins Arrington aka Jane Frances Wiggins Arrington, having died on or about May 19, 2023, was the surviving grantee of that certain deed recorded in Instrument No. 20031230000831870, in the Probate Office of Shelby County, Alabama; the other grantee, Merrill Dean Arrington, having died on or about October 12, 2015.

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.

Subject to a third-party mortgage in the amount of \$237,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's 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, Grantor has set their signature and seal on this 7th day of August, 2023.

Cynthia Arrington Williamson
**Cynthia Arrington Williamson, as Personal Representative
 of the Estate of Jane Wiggins Arrington aka Jane Frances
 Wiggins Arrington, deceased, Shelby County, Alabama
 Probate Case No. PR-2023-000697**

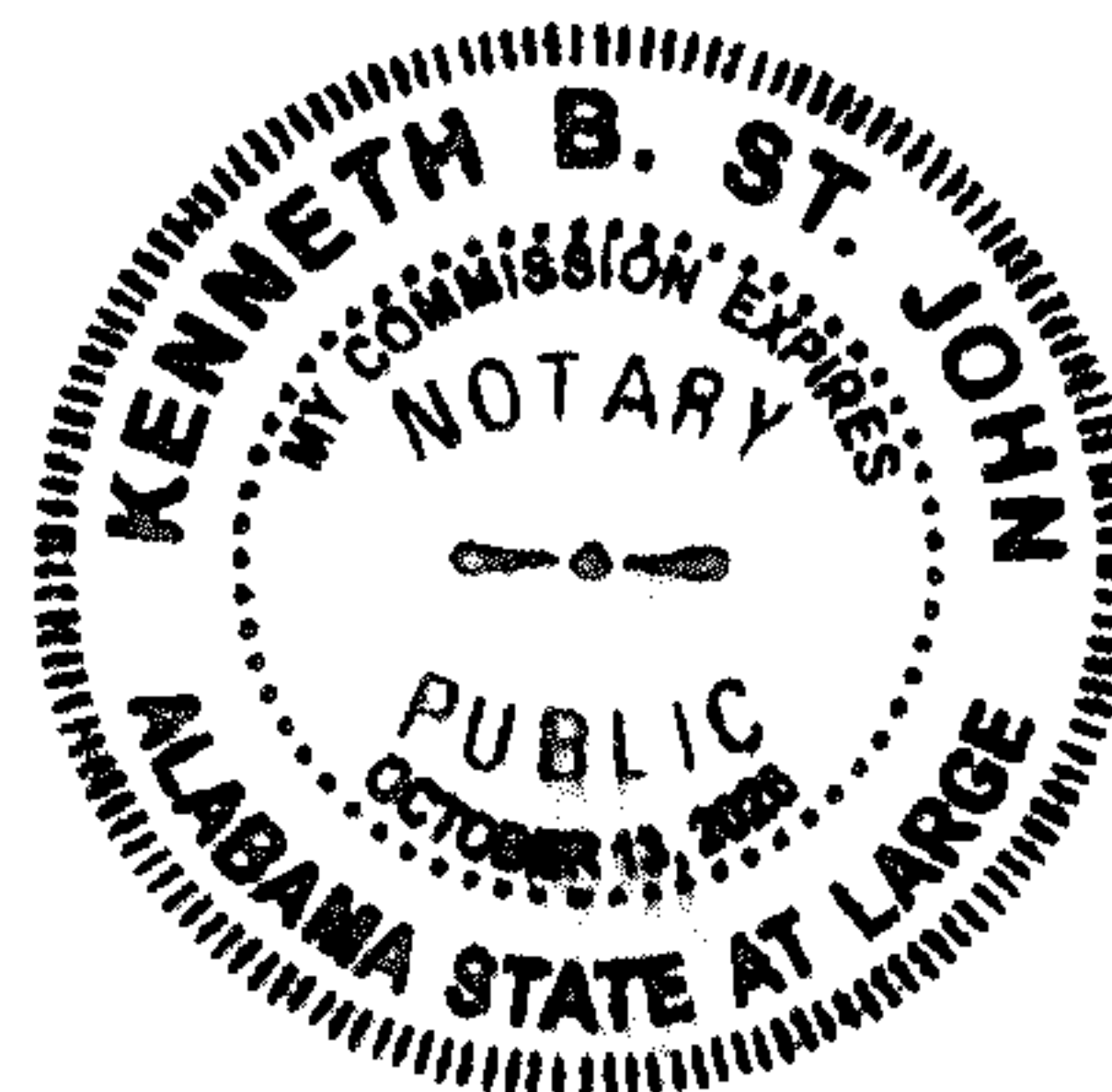
STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Cynthia Arrington Williamson, whose name as Personal Representative of the Estate of Jane Wiggins Arrington aka Jane Frances Wiggins Arrington, deceased, Shelby County, Alabama Probate Case No. PR-2023-000697, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 7th day of August, 2023.

[Signature]
 Notary Public

Print Name: Kenneth B. St. John
 My Commission Expires: 10/13/2026



File No.: PEL-23-4286

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 02:15:53 PM
 \$353.00 PAYGE
 20230807000237730

Page 2 of 2

Alex S. Bayl