

SEND TAX NOTICE TO:
Chester Thomas Estes, III and Morgan Estes
1305 Deerhurst Court
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 **EIGHT HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$885,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kevin D. Floyd and Cathy K. Floyd, a married couple**, whose address is 109 Ashley Oaks Dr, Blythewood, SC 29016, (hereinafter "Grantor", whether one or more), by **Chester Thomas Estes, III and Morgan Estes**, whose address is 3533 Shandwick Place, Birmingham, AL 35242, (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 **Chester Thomas Estes, III and Morgan Estes, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1305 Deerhurst Court, Birmingham, AL 35242 to-wit:**

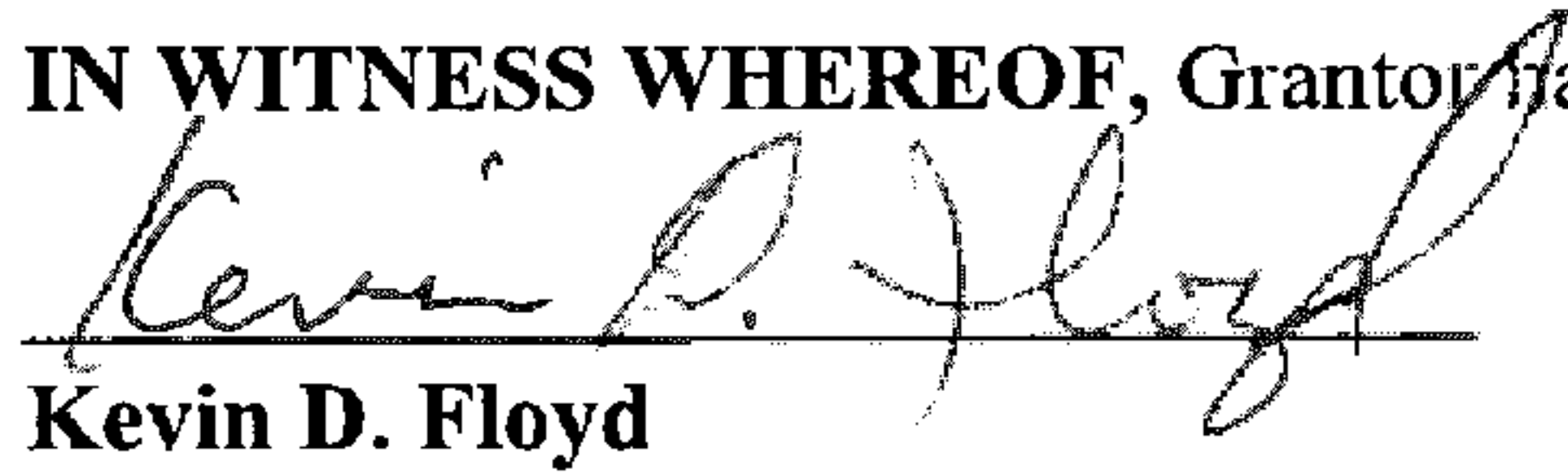
Lot 840, according to the Map and Survey of Greystone Legacy, 8th Sector, Phase II, as recorded in Map Book 31 Page 54 A, B, & C, in the Probate Office of Shelby County, Alabama.

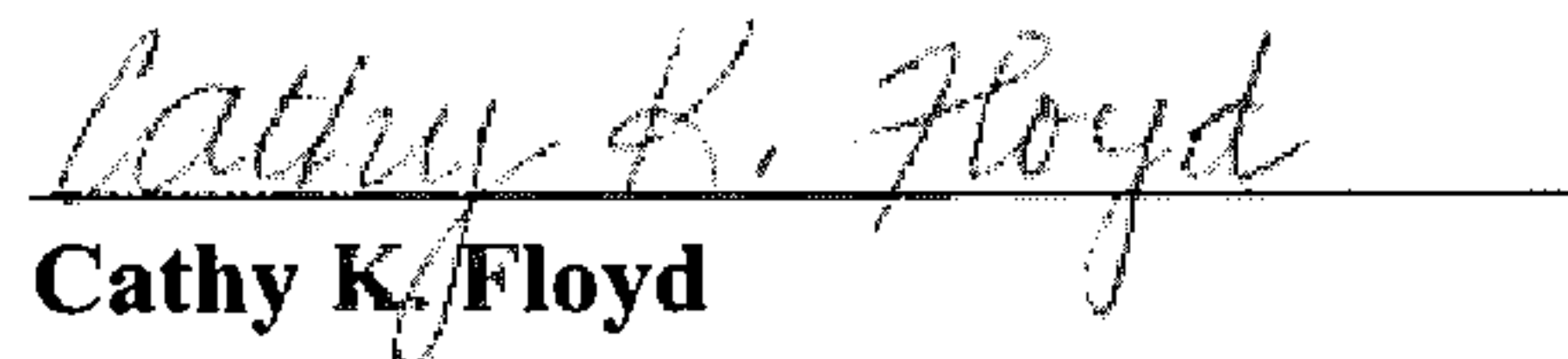
Chester Thomas Estes, III is one and the same person as Chet Estes, III.

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.

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 18th day of September, 2023.

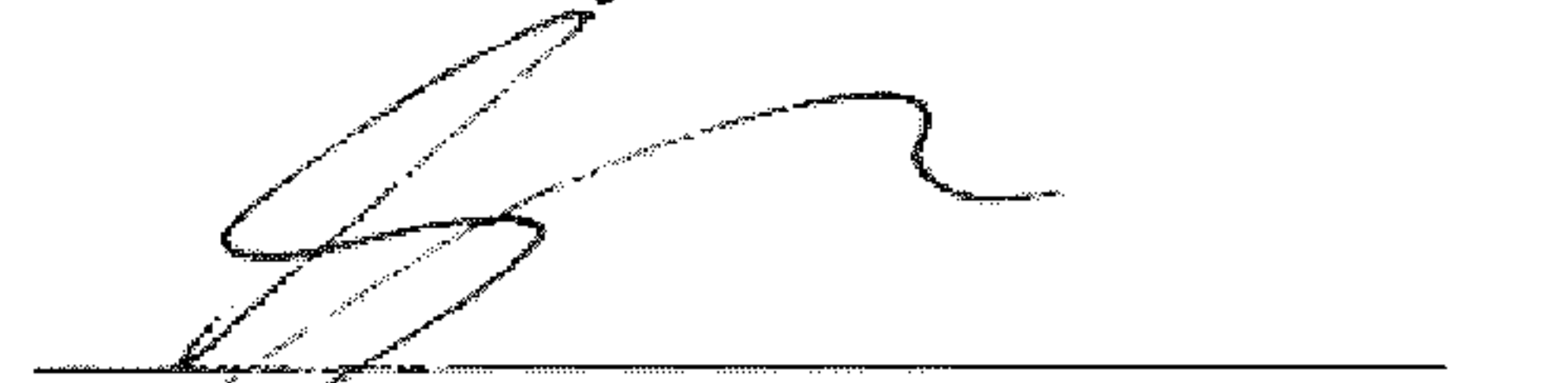

Kevin D. Floyd

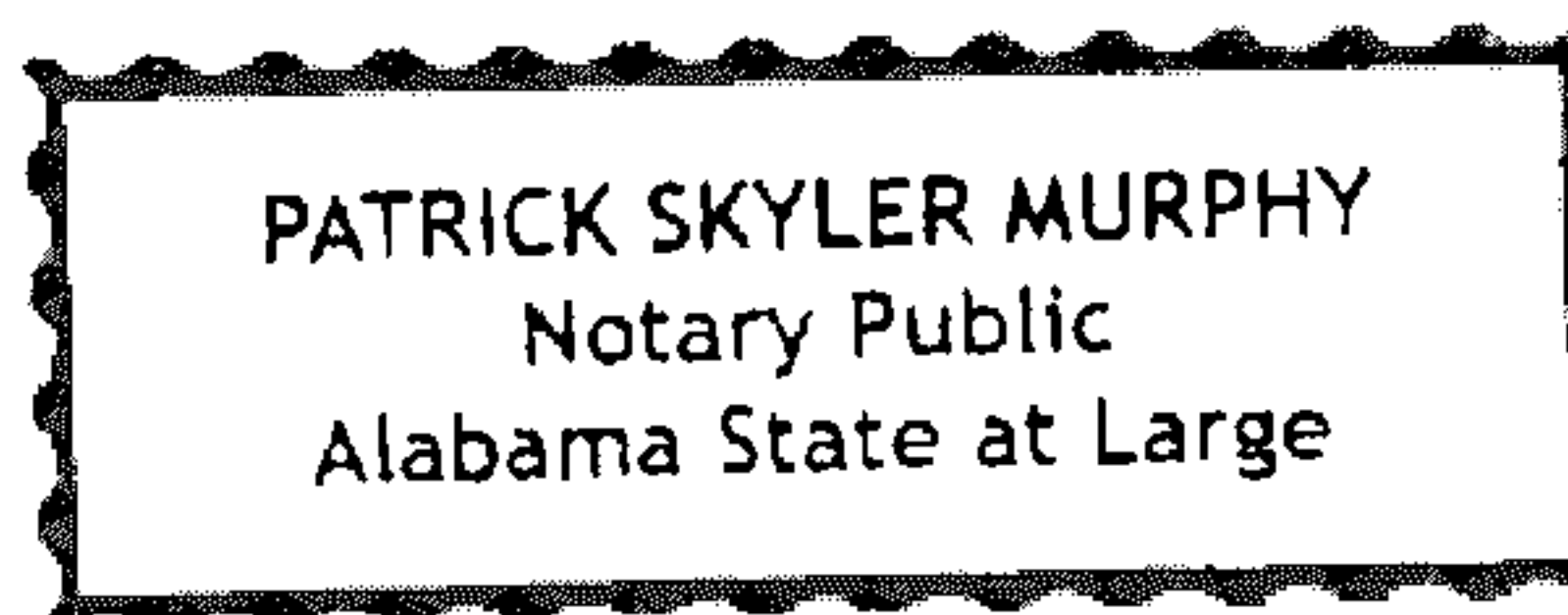

Cathy K. Floyd

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kevin D. Floyd and Cathy K. Floyd whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, 2023.


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
09/19/2023 01:18:04 PM
\$911.00 PAYGE
20230919000280860

