

Send Tax Notice to:
William Palacios
109 Heather Lane
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-14278**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00) 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

Thomas M. Rogers, Personal Representative of Estate of Martha Malone, deceased, Shelby Co. Probate Case No. PR-2023-000910, Philip Daniel Malone, a married person, and Joel Heath Malone, an unmarried person (herein referred to as "Grantor," whether one or more), whose mailing address is

545 Park Ave., Hoover, AL 35226

by **William Palacios (herein referred to as "Grantee"),** whose mailing address is

109 Heather Lane, 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 **541 Walker 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of Joel Heath Malone, nor Philip Daniel Malone, nor his spouse, neither is it contiguous hereto.

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 02 day of November, 2023.

Estate of Martha Malone, deceased, Shelby Co. Probate Case No. PR-2023-000910

By: Thomas M. Rogers Personal Representative
Thomas M. Rogers, Personal Representative

Philip Daniel Malone
Philip Daniel Malone

Joel Heath Malone
Joel Heath Malone

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Thomas M. Rogers, Personal Representative**, whose name(s) as **Personal Representative(s)** of **Estate of Martha Malone, deceased, Shelby Co. Probate Case No. PR-2023-000910**, **Joel Heath Malone, Individually**, and **Philip Daniel Malone, Individually**, 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 the conveyance, Thomas, M. Rogers, with full authority on behalf of **Estate of Martha Malone, deceased, Shelby Co. Probate Case No. PR-2023-000910**, and Joel Heath Malone and Philip Daniel Malone, in their individual capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 02 day of November, 2023.

Sandy F. Johnson
Notary Public

Sandy F. Johnson
Printed Name

My Commission Expires: 01/09/2027

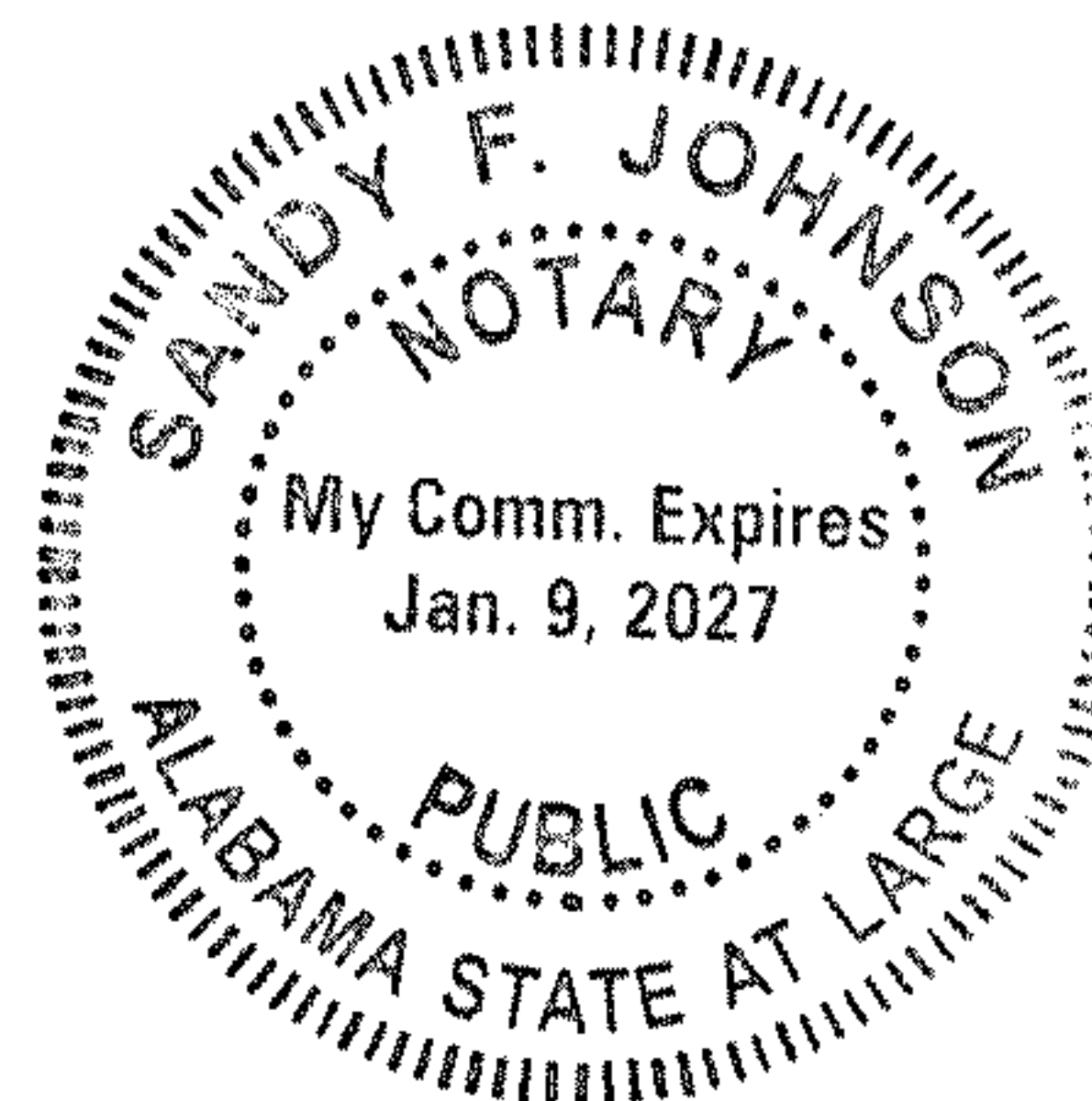


EXHIBIT A

Property 1:

Lot 211, according to the Survey of The Village at Stonehaven, Phase 2, as recorded in Map Book 26, page 126, 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
11/14/2023 09:47:21 AM
\$243.00 MOLLY
20231114000333750

Allie S. Bayl