

SEND TAX NOTICE TO:

Jeremy Mitchell
507 Fieldstone Drive
Helena, AL 35080

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 **TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeffrey T. Lockwood, Personal Representative of Estate of Jackie C. Harbuck, deceased, Shelby County, Alabama Probate Case No. PR-2023-000904, and Jeffrey T. Lockwood, a(n) married man**, whose address is 544 Rolling Hill Drive, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Jeremy Mitchell**, whose address is 507 Fieldstone Drive, Helena, AL 35080 (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 **Jeremy Mitchell**, the following described real estate situated in Shelby County, Alabama, **the address of which is 507 Fieldstone Drive, Helena, AL 35080 to-wit:**

Lot 12, according to the survey of First Sector, Fieldstone Park, as recorded in Map Book 15, Page 89, in the Probate Office of Shelby County, Alabama

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 \$217,032.00 executed and recorded simultaneously herewith.

The above described property does not constitute the homestead of Jeffrey T. Lockwood, grantor herein, nor that of his spouse.

Jackie C. Harbuck was one and the same person as Jackie Conn Harbuck and Jackie Harbuck.

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.

Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2023 03:15:37 PM
 \$81.00 BRITTANI
 20231116000336980

Allen S. Bayl

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of November, 2023.

Estate of Jackie C. Harbuck, deceased, Shelby County, Alabama Probate Case No. PR-2023-000904

By: *Jeffrey T. Lockwood*

Jeffrey T. Lockwood, Personal Representative

Jeffrey T. Lockwood

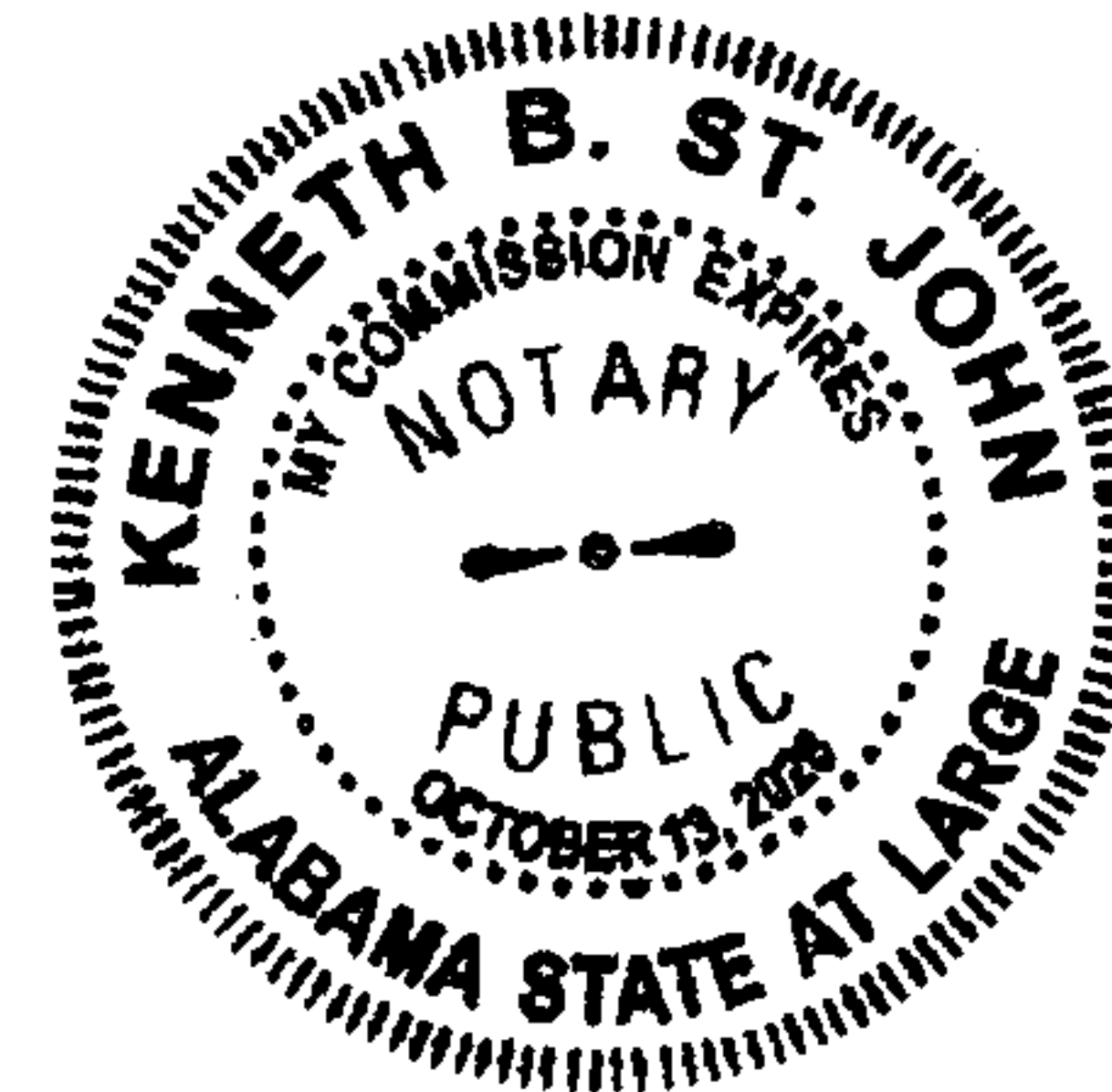
Jeffrey T. Lockwood, Individually

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey T. Lockwood, whose name as Personal Representative of the Estate of Jackie C. Harbuck, deceased, Shelby County, Alabama Probate Case No. PR-2023-000904, whose name(s) 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, he, in his capacity as said Personal Representative of said Estate, and with full authority, executed the same voluntarily as and for the act of said Estate, on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2023.

Kenneth B. St. John
 Notary Public : *Kenneth B. St. John*
 My Commission Expires: *10/13/2026*



STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey T. Lockwood, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2023.

Kenneth B. St. John
 Notary Public : *Kenneth B. St. John*
 My Commission Expires: *10/13/2026*

