

Send Tax Notice to:
William L. Rasberry and Carlene P.
Rasberry

5188 Crossings Parkway
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-14962

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$557,500.00)** 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 **Jeffery Scott Landers, Personal Representative of Estate of Doris Cameron Landers, deceased, Probate Case No. PR-2023-000915** (herein referred to as "Grantor," whether one or more), whose mailing address is

9392 Hoffman Place, Warrior, AL 35180

by **William L. Rasberry and Carlene P. Rasberry** (herein referred to as "Grantee," whether one or more), whose mailing address is

5188 Crossings Parkway, Birmingham, AL 35242
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5188 Crossings Parkway, Birmingham, AL 35242**, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 27th day of December, 2023

Estate of Doris Cameron Landers, deceased, Probate Case No. PR-2023-000915

By: Jeffery Scott Landers
Jeffery Scott Landers, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffery Scott Landers, Personal Representative**, whose name(s) as **Personal Representative(s) of Estate of Doris Cameron Landers, deceased, Probate Case No. PR-2023-000915**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Doris Cameron Landers, deceased, Probate Case No. PR-2023-000915**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2023

Palmer Austin Mordecai
Notary Public

Printed Name
My Commission Expires:



EXHIBIT A

Property 1:

Lot 429, according to the Survey of Caldwell Crossings Fourth Sector Phase Two, as recorded in Map Book 36,
Page 149, 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
12/28/2023 08:08:55 AM
\$585.50 PAYGE
20231228000370870

Allen S. Bayal