

SEND TAX NOTICE TO:

Joshua D. Thedford
112 Tanglewood Drive
Alabaster, AL 35007

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 SIXTY THOUSAND AND 00/100 (\$360,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa N. McKim, as Personal Representative of the Estate of Franklin Murray Neeley, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-001020**, whose address is 225 Wisteria Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Joshua D. Thedford**, whose address is 112 Tanglewood Drive, Alabaster, AL 35007 (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, **Joshua D. Thedford**, the following described real estate situated in Shelby County, Alabama, **the address of which is 112 Tanglewood Drive, Alabaster, AL 35007 to-wit:**

Lot 5, according to the Survey of Tanglewood By The Creek, as recorded in Map Book 35 Page 36, in the Probate Office of Shelby County, Alabama.

Franklin Murray Neeley, Jr., deceased, was one and the same person as Franklin M. Neeley Jr., grantee in that certain deed recorded in Instrument No. 20210716000346490, in the Probate Office of Shelby County, Alabama.

Franklin Murray Neeley, Jr. (AKA Franklin M. Neeley Jr.), having died on or about September 3, 2023, was the surviving grantee of that certain deed recorded in Instrument No. 20210716000346490, in the Probate Office of Shelby County, Alabama; the other grantee, Katheryn H. Neeley, having died on or about September 1, 2022.

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 \$367,740.00 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 17th day of January, 2024.

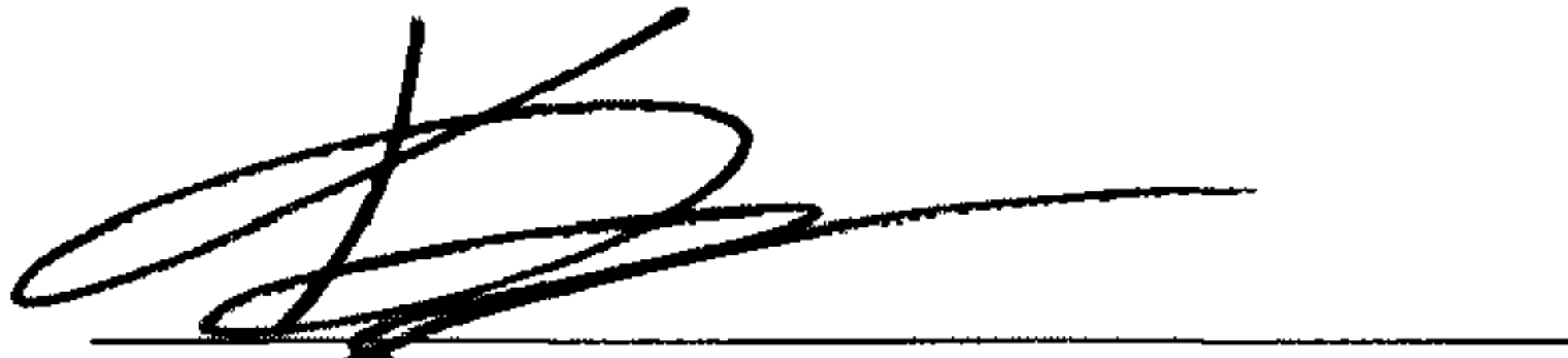


**Melissa N. McKim, as Personal Representative
of the Estate of Franklin Murray Neeley, Jr., deceased,
Shelby County, Alabama Probate Case No. PR-2023-001020**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa N. McKim, whose name as Personal Representative of the Estate of Franklin Murray Neeley, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2023-001020, 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, 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.

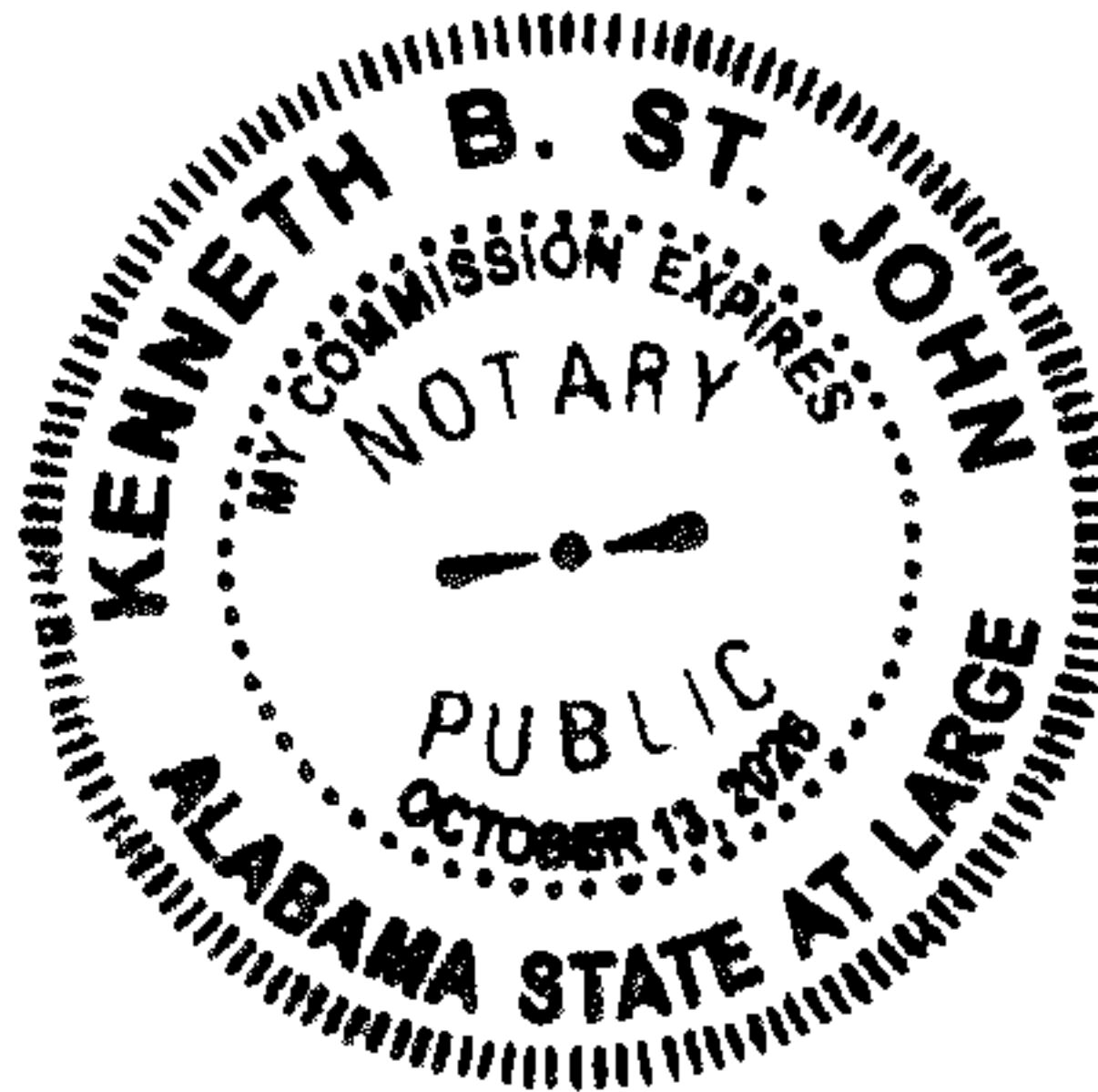
Given under my hand and official seal this 17th day of January, 2024.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2024 09:45:25 AM
\$27.00 JOANN
20240118000013480**

Allie S. Bayl