20240122000015870 01/22/2024 11:25:30 AM DEEDS 1/4

# **WARRANTY DEED**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to: Total Restoration, LLC 5691 Spring Creek Road Montevallo, AL 35115

## STATE OF ALABAMA

#### **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Four Hundred Five Thousand and 00/100 Dollars (\$405,000.00), to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, HILDEGARD IBS ROBERTS, an unmarried woman and NEENA GRETCHEN CONNELL, as Personal Representative of the Estate Of Edmund Wells Roberts, Deceased, Probate Case No. PR-2023-000382 (herein referred to as Grantors) grant, bargain, sell and convey unto TOTAL RESTORATION, LLC (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 103, according to the Survey of Weatherly Oxford Sector 10, as recorded in Map Book 19, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$368,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

{SIGNATURE PAGES TO FOLLOW}

December, 2023.

	A. Restarbi
	HILDEGARD IBS ROBERTS
STATE OF SUMM Canvina COUNTY OF Charleston	
I, the undersigned, a Notary Public in certify that <b>HILDEGARD IBS ROBERTS</b> , conveyance, and who is known to me, acknown to me the contents of this conveyance, day the same bears date.	owledged before me on this day that, being
Given under my hand and official seal	this day of December, 2023.
TARA R RICE  Notary Public-State of South Carolina  My Commission Expires  February 08, 2031	Notary Public Notary Public My Commission Expires: 02/08/2031  Tava RRice

In Witness Whereof, I have hereunto set my hand and seal this  $\frac{7}{2}$  day of

In Witness Whereof, the said Grantor, by Neena Gretchen Connell, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal this <u>f</u> day of December, 2023.

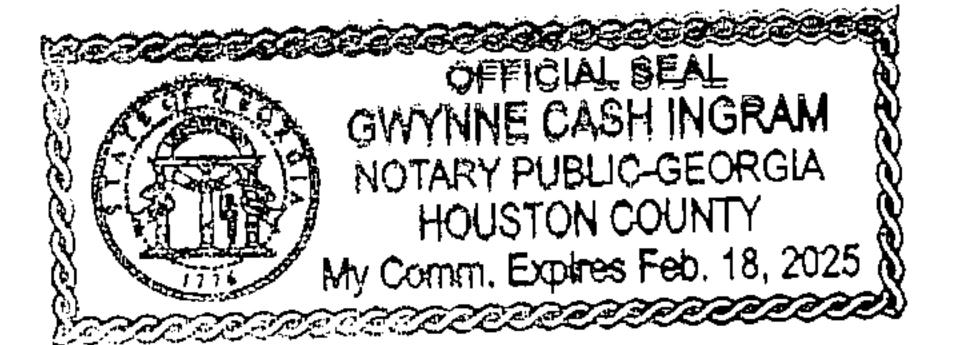
Estate Of Edmund Wells Roberts, Deceased **Probate Case No. PR-2023-000382** 

BY: Neena Gretchen Connell ITS: Personal Representative

STATE OF MINISTON **COUNTY OF** 

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neena Gretchen Connell, whose name as Personal Representative of the Estate of Edmund Wells Roberts, Deceased, Probate Case No. PR-2023-000382, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this \_\_\_\_\_



AMNORAL BANKAMAN

### Real Estate Sales Validation Form

## This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	HILDEGARD IBS ROBERTS	Grantee's Name	TOTAL RESTORATION, LLC
Mailing Address	ESTATE OF EDMUND WELLS ROBERTS, DECEASED	Mailing Address	
	1600 Franke Dr Mt. Pleasant, SC 29464		5691 Spring Creek Road Montevallo, AL 35115
			b7
Property Address	101 Oxford Way	Date of Sale	December , 2023
	Pelham, AL 35124	Total Purchase Pric	e\$ 405,000.00
	<del></del>	Or Actual Value	e \$
		Or	~ ~
	Ass	essor's Market Value	e \$
•	or actual value claimed on this for ne) (Recordation of documentary act		_
x Closing Stat	——————————————————————————————————————	<u> </u>	·
	document presented for recor the filing of this form is not require		of the required information
	Instruct	tions	
	d mailing address - provide the naturent mailing address.	me of the person or p	persons conveying interest to
Grantee's name and property is being co	d mailing address - provide the nation of the nation of the second secon	ame of the person or	persons to whom interest to
Property address -	the physical address of the prope	rty being conveyed,	if available.
Date of Sale - the d	ate on which interest to the prope	erty was conveyed.	
	e - the total amount paid for the the the instrument offered for record.	- · · · · · · · · · · · · · · · · · · ·	erty, both real and personal,
being conveyed by t	property is not being sold, the transfer instrument offered for record. iser or the assessor's current man	This may be evidence	-
excluding current u esponsibility of va	ded and the value must be deternate valuation, of the property as luing property for property tax property of the Code of Alabama 1975 § 40-2.	determined by the lo ourposes will be use	ocal official charged with the
and accurate. I furt	of my knowledge and belief that the her understand that any false stand that any false stand in Code of Alaban	atements claimed or	n this form may result in the
Date <u>December</u>	<u>, 2023</u>	Print B. CHRISTO	OPHER BATTLES
Linattactad		Sign	
Unattested	(verified by)	<u> </u>	tee/Owner/ <u>Agent</u> ) circle one
			Form RT-1
	Filed and Recorde	d	
13	Official Public Rec		
	Judge of Probate,	Shelby County Alaba	ama, County

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, Cou
Clerk
Shelby County, AL
01/22/2024 11:25:30 AM
\$69.00 JOANN
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