

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}

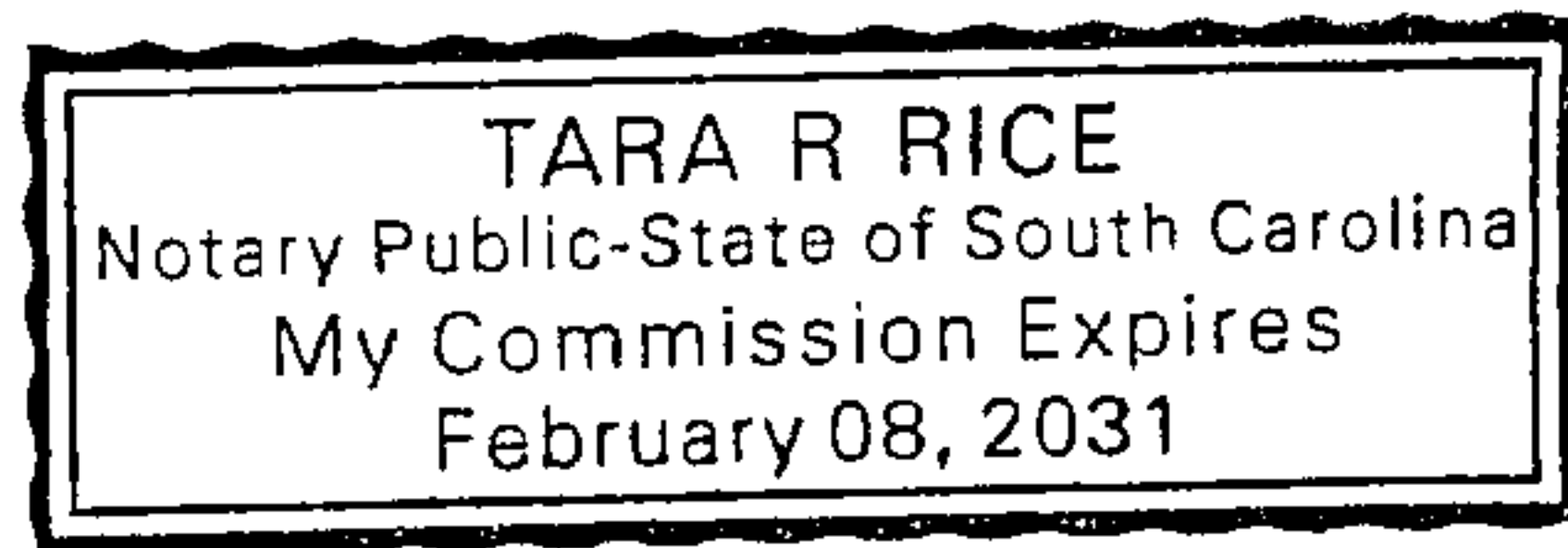
In Witness Whereof, I have hereunto set my hand and seal this 7 day of December, 2023.

Hildegard Ibs Roberts
HILDEGARD IBS ROBERTS

STATE OF South Carolina
COUNTY OF Charleston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **HILDEGARD IBS ROBERTS**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, 2023.



Tara R. Rice, Notary Public
Notary Public
My Commission Expires: 02/08/2031
Tara R Rice

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 7 day of December, 2023.

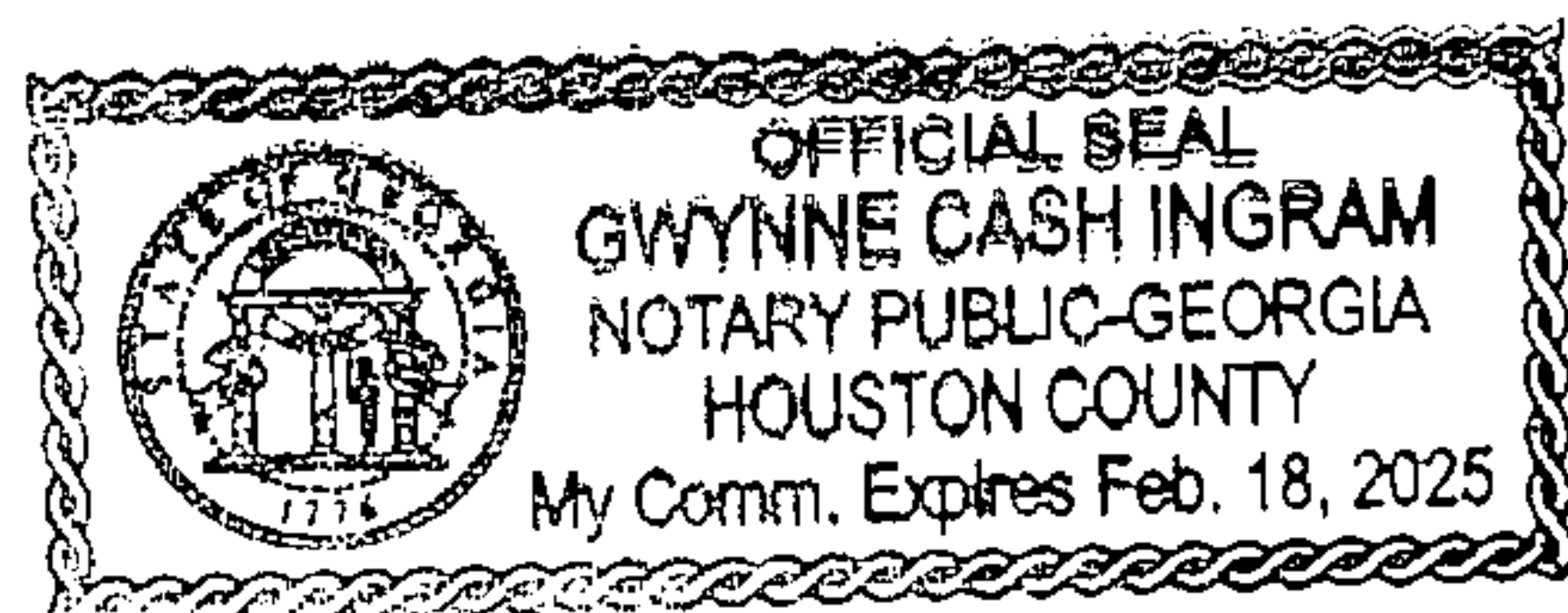
Estate Of Edmund Wells Roberts, Deceased
Probate Case No. PR-2023-000382

Neena Gretchen Connell
BY: Neena Gretchen Connell
ITS: Personal Representative

STATE OF GEORGIA
COUNTY OF HOUSTON

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 7 day of December, 2023.



Gwynne Cash Ingram
GWYNNE CASH INGRAM
Notary Public
My Commission Expires: 18 Feb 2025

Allie S. Bayal