

Send Tax Notice to:
Juston Thomas Dailey and Kathryn L.
Dailey
6355 Cahaba Valley Road
Birmingham, Alabama 35242

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-23-14686

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00)** 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

Kelley Wilson, Personal Representative of The Estate of Isabel Lee Traywick, deceased, Probate Case No. PR-2017-000503, a married woman, and Donna Leigh Sumners, James Traywick, Jr. and Kelley Wilson, Personal Representatives of The Estate of James Calvin Traywick Sr., deceased, Probate Case No. PR-2021-000148, an unmarried man, (herein referred to as "Grantor," whether one or more), whose mailing address is

6324 Cahaba Valley Road, Birmingham, AL 35242

by **Juston Thomas Dailey and Kathryn L. Dailey (herein referred to as "Grantee," whether one or more),** whose mailing address is

6355 Cahaba Valley Road, Birmingham, Alabama 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 **6355 Cahaba Valley Road, 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.

\$617,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

James C. Trawick Sr., originally elected Personal Representative died on June 22, 2020.

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 we have hereunto set our hands and seals, this 25th day of January, 2024.

The Estate of Isabel Lee Traywick, deceased, Probate Case No. PR-2017-000503

By: Kelley Wilson
Kelley Wilson, Personal Representative

The Estate of James Calvin Traywick Sr., deceased, Probate Case No. PR-2021-000148

By: Donna Sumner
Donna Leigh Sumners, Personal Representative

By: James Traywick Jr.
James Traywick, Jr., Personal Representative

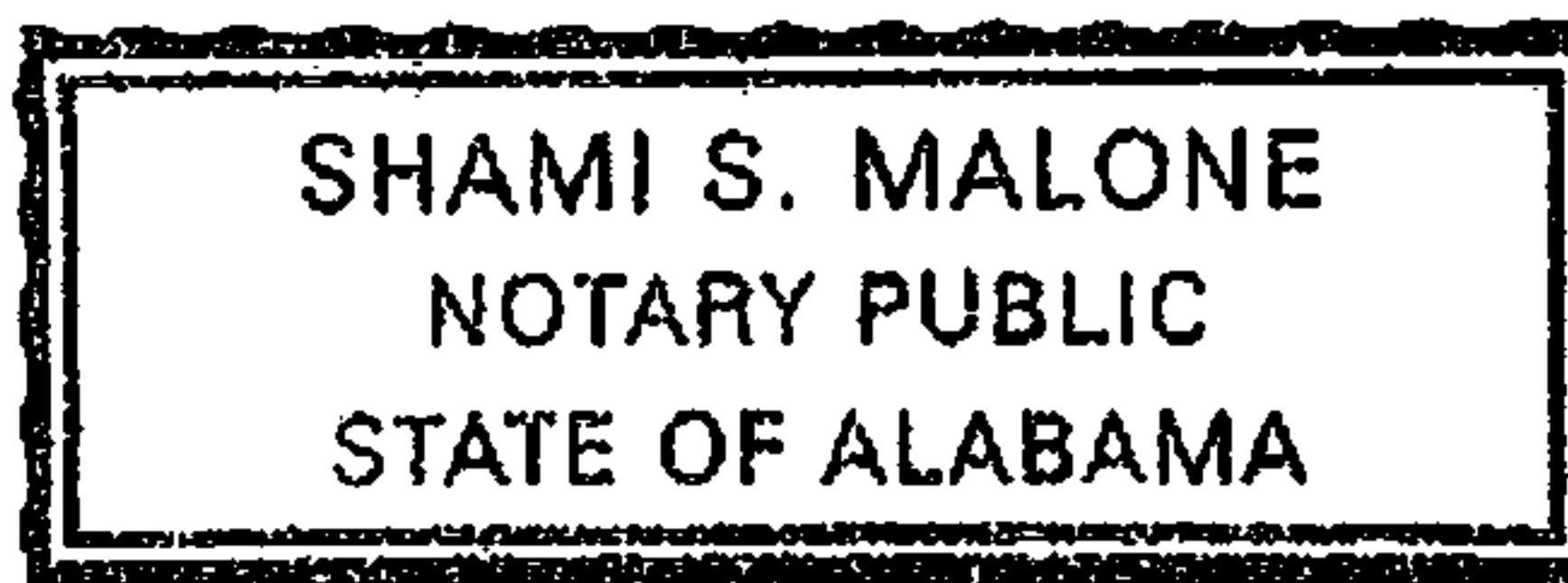
By: Kelley Wilson
Kelley Wilson, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelley Wilson, Personal Representative, whose name as Personal Representative of The Estate of Isabel Lee Traywick, deceased, Probate Case No. PR-2017-000503, 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, with full authority on behalf of The Estate of Isabel Lee Traywick, deceased, Probate Case No. PR-2017-000503, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2024.

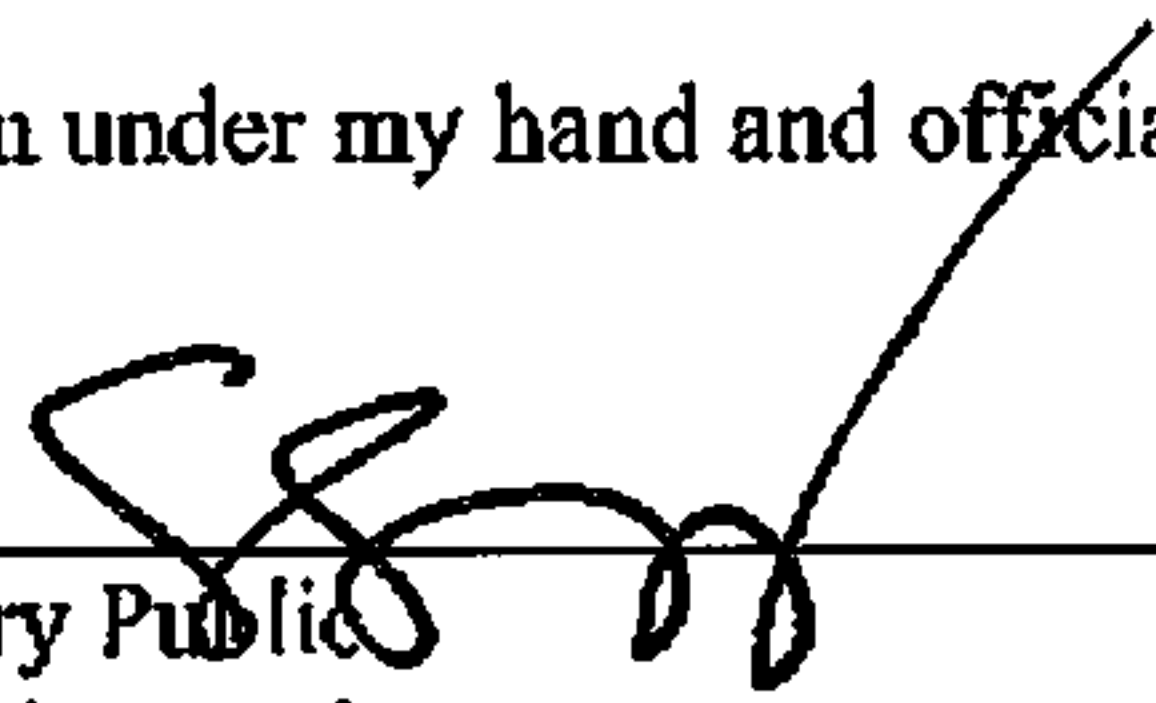
Shami S. Malone
Notary Public
Shami S. Malone
My Commission Expires: 11/3/2024



State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna Leigh Summers, James Traywick, Jr. and Kelley Wilson, Personal Representatives**, whose names as **Personal Representatives of The Estate of James Calvin Traywick, Sr., deceased, Probate Case No. PR-2021-000148**, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, with full authority on behalf of **The Estate of James Calvin Traywick, Sr., deceased, Probate Case No. PR-2021-000148**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2023.



Notary Public
Shami S. Malone
My Commission Expires: 11/3/2024

EXHIBIT A**Property 1:**

Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, thence run Easterly along the North line of said 1/4-1/4 443.90 feet to a point, thence 116° 54' 27" right and run Southwesterly 359.96 feet to a point; thence 90° right and run West, Northwesterly 528.36 feet to a point on the East right of way line of Shelby County Highway Number 119, thence 88° 57' right to chord and run North, Northwesterly 91.01 feet to a point on the said East right of way line of said Highway 119, thence 64° 08'33" right and run Easterly along the North line of the Northeast 1/4 of the Northwest 1/4 150.49 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/26/2024 08:05:37 AM
\$67.50 JOANN
20240126000020110

Allie S. Bayl