

Send tax notice to:
TROY HOWARD
5554 Double Oak Lane
Birmingham, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2024030T

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Gegory S Graham, as Personal Representative of the Estate of Margaret Frances Caudle (AKA Margaret T Caudle), deceased, Shelby County, Alabama Probate Case No. PR-2023-000728** whose mailing address is: **1104 West Fort Williams Street, Sylacauga, AL 35150** (hereinafter referred to as Grantors) in hand paid by **TROY HOWARD and KEN CARBONIE** whose property address is: **4569 MAGNOLIA DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the survey of The Magnolias at Brook Highland, an Eddleman Community as recorded in Map Book 13, pages 102 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

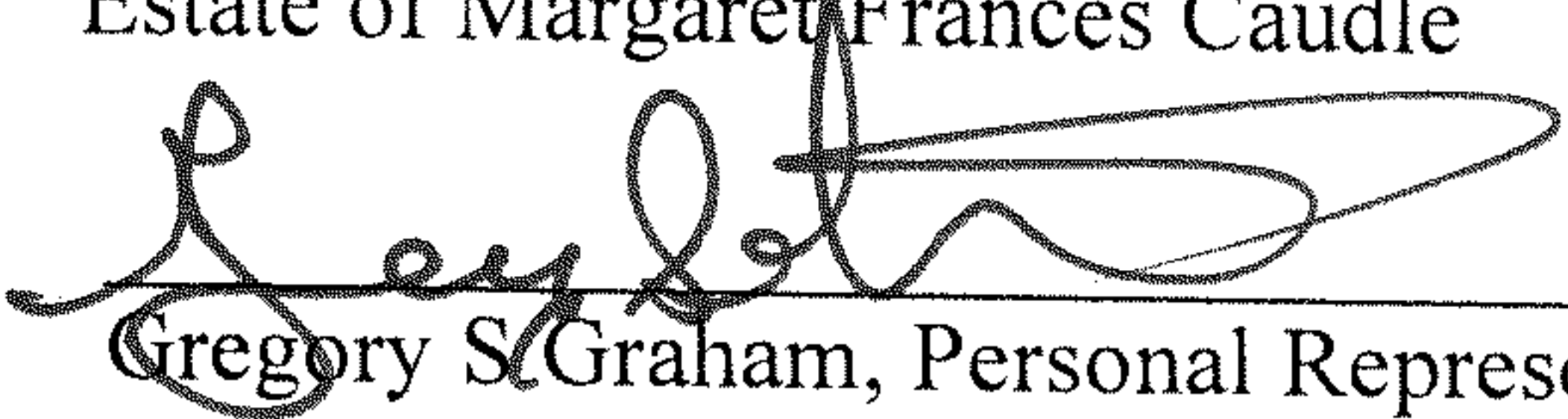
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of The Magnolias at Brook Highland, an Eddleman Community as recorded in Map Book 13, pages 102 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Real 93, page 861; Volume 258, page 811; Volume 275, page 41; Volume 291, page 887; Real 116, page 797; Deed Book 119, page 83; Volume 224, page 517; Volume 245, page 600; Volume 245, page 602; and Volume 245, page 604.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

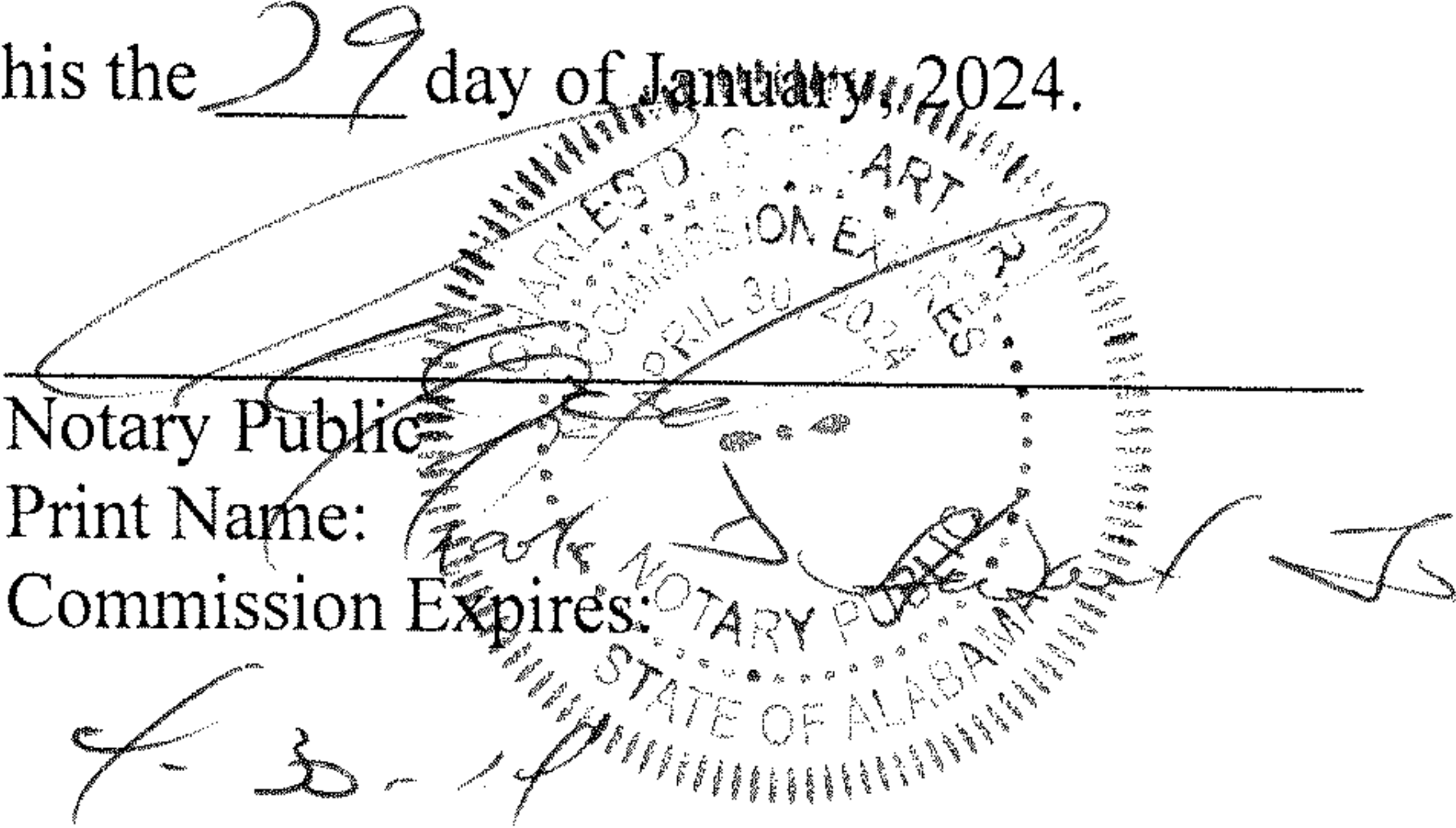
IN WITNESS WHEREOF, Grantor, Gregory S Graham as Personal Representative of the Estate of Margaret Frances Caudle, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29 day of January, 2024.

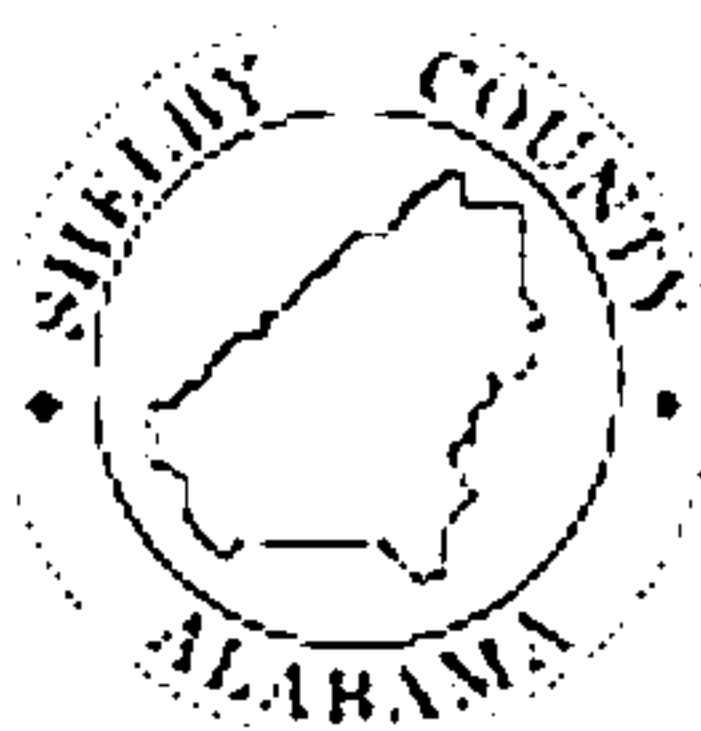
Estate of Margaret Frances Caudle

Gregory S. Graham, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory S Graham, whose names as Personal Representative of the Estate of Margaret Frances Caudle, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Margaret Frances Caudle, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 29 day of January, 2024.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2025
Handwritten initials: JS



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2024 11:18:33 AM
\$342.00 BRITTANI
20240130000023430

Allen S. Bayl