



20240131000024790 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/31/2024 11:21:05 AM FILED/CERT

30,000

## WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Kim Baer  
396 Hwy 301  
Calera, AL 35040

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of the descent of family property, and pursuant to a decree of the Probate Court of Shelby County, Alabama in case number PR2023:00787, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **KIMBERLY ANN BAER, A WIDOW**, of 396 Highway 301, Calera, AL 35040, do grant, bargain, sell, and convey unto **KIMBERLY ANN BAER**, of 396 Hwy 301, Calera, AL 35040 the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 396 Hwy 301, Calera, AL 35040, described as:

A portion of fractional §1 and §23, Twp 22S, R2W, according to a survey drawn by Thomas E Simmons, Registered Surveyor 12945, dated 08 August 1997.

Source of title: A warranty deed from Citifinancial, Inc to Robert D Slaughter, whose estate is grantor herein, executed 14 March 2011 and recorded on 22 March 2011 at certificate number 2011:032500009440 in the Shelby County Alabama Probate Office.

The property has been appraised at \$57,250 by the Shelby County Revenue Commissioner in 2023.

It is the intent of this instrument to convey all property acquired in the source deed, whether or not correctly described above.



The conveyed property constitutes the homestead of the grantor.

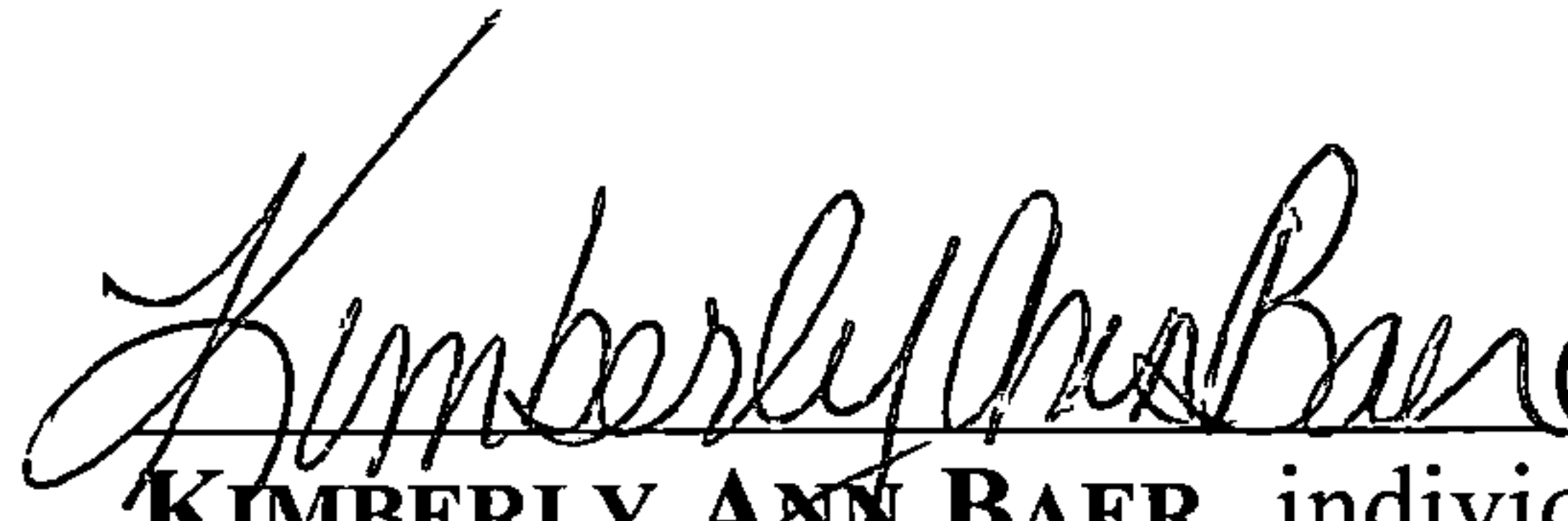
To have and to hold to the said grantee, her heirs and assigns forever.

**KIMBERLY ANN BAER**, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **KIMBERLY ANN BAER**, have set my hand and seal, this 03 November 2023.

Witness:


  
\_\_\_\_\_

 (Seal)  
**KIMBERLY ANN BAER**, individually  
and as personal representative of the  
estate of Robert Darrell Slaughter

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Kimberly Ann Baer, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 03 November 2023.

  
\_\_\_\_\_

Notary public

My commission expires 22 March 2026