

# WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

Grantee's Mailing Address/  
Send Tax Notice To:  
Miller Cooper, LLC  
1421 Shades Crest Road  
Birmingham, AL 35226

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$255,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Melba Carter Yancy, unmarried**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Miller Cooper, LLC**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the Southeast corner of the SW ¼ of the NW ¼ of Section 26, Township 19 South, Range 3 Weet; thence run North along the East line of said Quarter-Quarter Section 550.0 feet to a point on the North line of a 30.0 foot County Road and the point of beginning; thence turn 110 degrees 58 minutes 07 seconds to the left and run in a Southwesterly direction along said road for 162.60 feet; thence turn 31 degrees 58 minutes 07 seconds to the right and continue in a Westerly direction along said County road for 40.0 feet; thence turn 88 degrees 21 minutes 42 seconds to the right and run Northeasterly for 264.98 feet; thence turn 80 degrees 38 minutes 18 seconds to the right and run East for 284.35 feet to an iron corner located on the Northwesterly line of a 30.0 foot County Road; thence turn 113 degrees 20 minutes 00 seconds to the right and run Southwesterly along said road for 193.67 feet; thence turn 37 degrees 40 minutes 00 seconds to the right and continue Southwesterly along said road for 68.20 feet to the point of beginning.

Melba Carter Yancy is one and the same person as Melba Carter Kane.


Melba Carter Yancy is the surviving grantee of that deed recorded in Book 290, Page 144, in the Probate Office of Shelby County, Alabama; the other grantee Robert Kane, having died on or about the 5th day of November 1991. Melba Carter Yancy and Robert Kane were wife and husband at the time of his death; there were no decrees of divorce or annulment issued during the marriage.

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

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 14th day of February, 2024.

  
Melba Carter Yancy

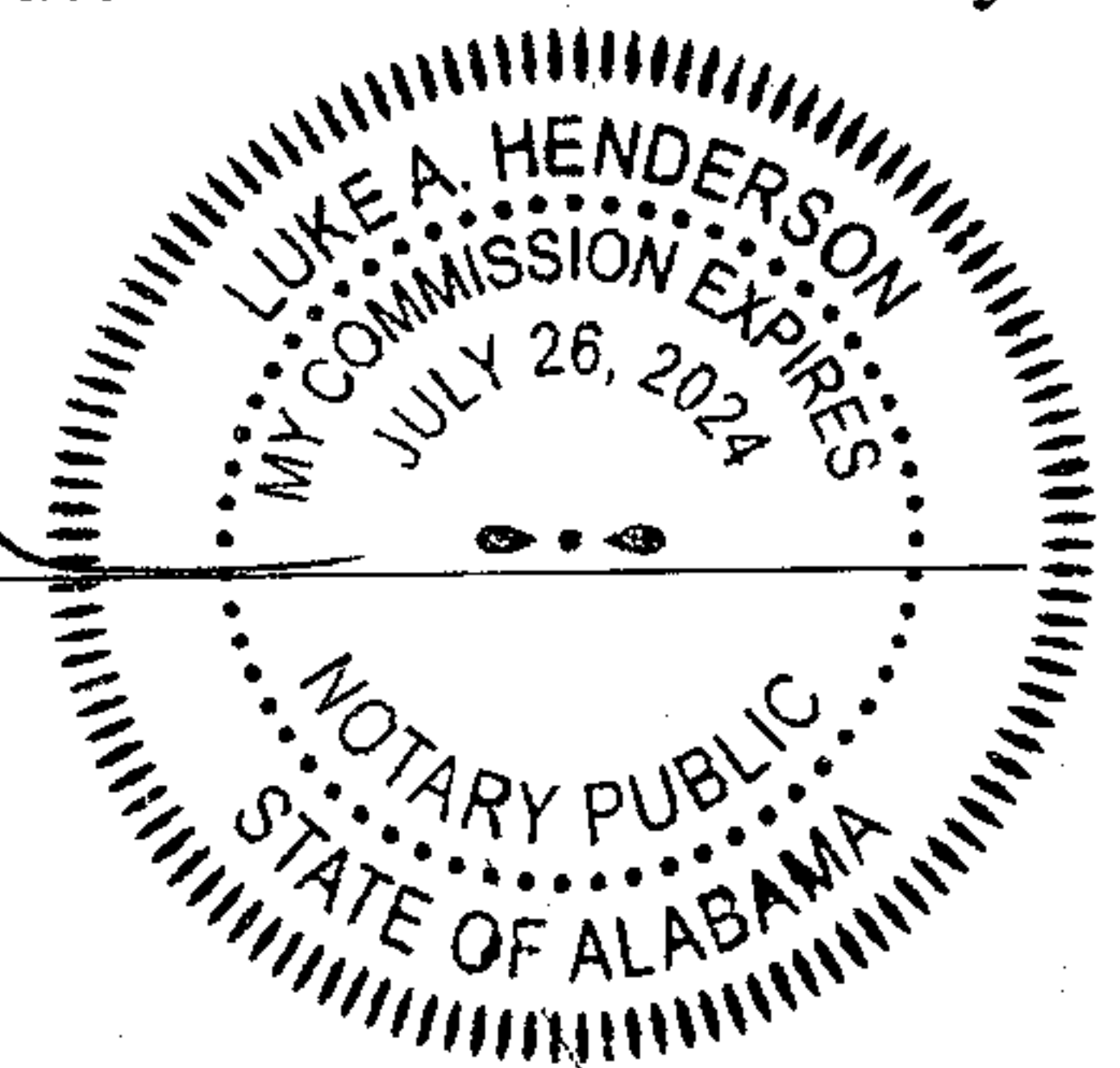
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Melba Carter Yancy** 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 14, 2024.

My Commission Expires:

  
Notary Public



Grantor's Address: 913 Shades Crest Rd. B'ham, AL 35226  
Property Address: 1202 Cahaba River Estates Hoover, AL 35244  
Parcel ID Number: 11 7 26 0 001 011.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/14/2024 11:03:06 AM  
\$277.00 BRITTANI  
20240214000037110

*Alvin S. Byrd*