

**SEND TAX NOTICE TO:**

Walter L. Fultz  
108 Fairview Lane  
Montevallo, AL 35115

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Annis J. Baggett, an unmarried woman**, whose address is 124 Stone Road, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Walter L. Fultz**, whose address is 108 Fairview Lane, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 108 Fairview Lane, Montevallo, AL 35115 to-wit:**

**Lot 3, according to the Survey of Fairview, as recorded in Map Book 22, page 135 in the Probate Office of Shelby County, Alabama.**

**Annis J. Baggett is the surviving grantee of that certain deed recorded in Instrument No. 20210305000112200 in the Probate Office of Shelby County, Alabama; the other grantee, Bill F. Baggett, having died on or about April 1<sup>st</sup> 2023.**

**Bill F. Baggett, grantee in that certain deed recorded in Instrument No. 20210305000112200, was one and the same person as Billy F. Baggett and Billy Franklin Baggett.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$141,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 14th day of February, 2024.

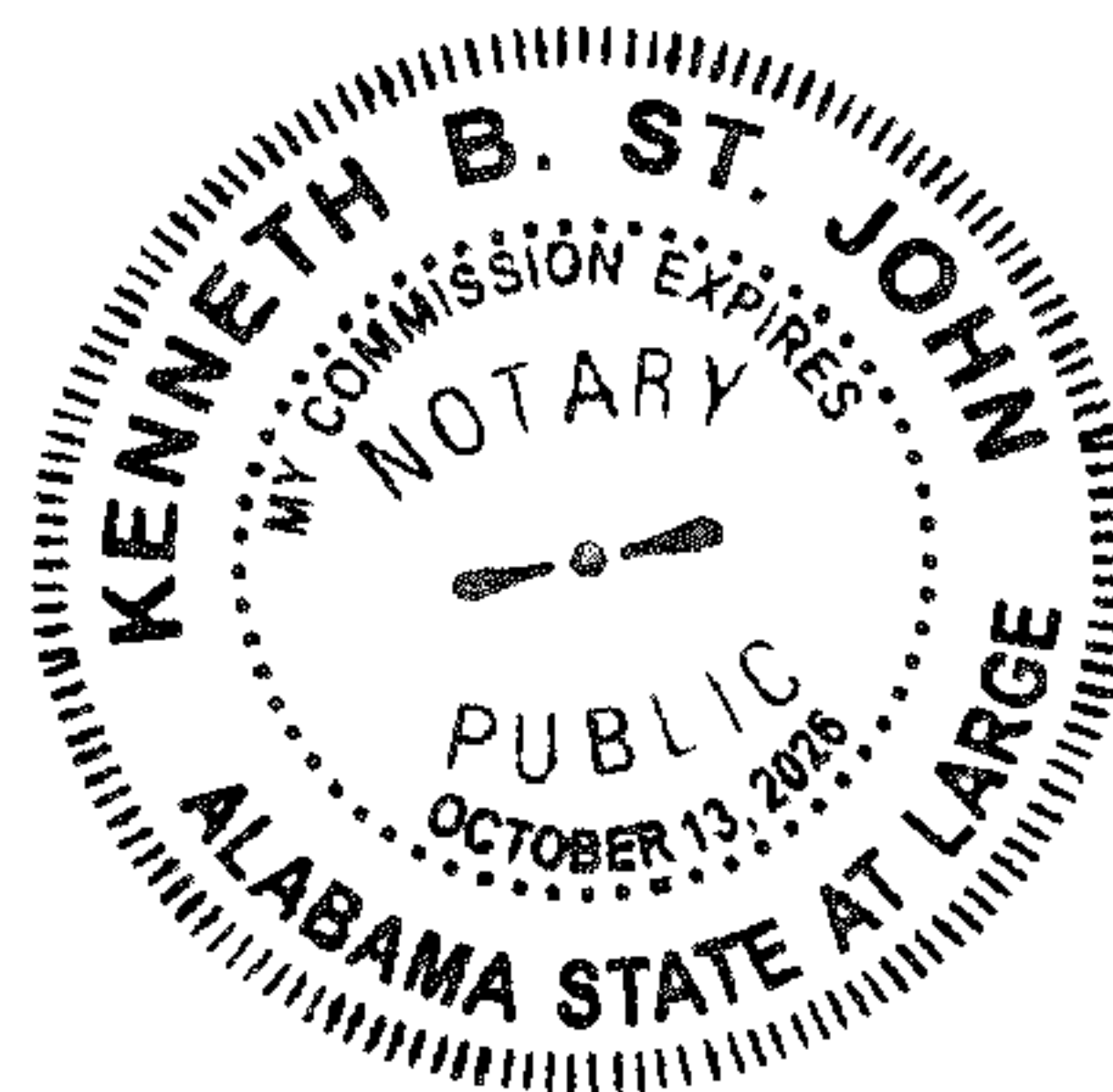
*Annis J. Baggett by Shawn D. Baggett her Attorney-In-Fact*  
**Annis J. Baggett by Shawn D. Baggett,**  
**her Attorney-In-Fact**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Shawn D. Baggett whose name as Attorney-In-Fact for Annis J. Baggett, 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, he, in his capacity as such Attorney-In-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2024.

*[Signature]*  
Notary Public: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2024 10:27:10 AM  
\$119.00 PAYGE  
20240215000038260

*Annis J. Baggett*