

Send Tax Notice to:
Melissa J. McMurray and Daniel L.
McMurray
157 Red Bay Drive
Alabaster, AL 35114

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-884

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED SEVENTY TWO THOUSAND AND 00/100 (\$472,000.00)** 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

Vergie Evans Davis, Personal Representative of The Estate of Queen Gibson Grace, deceased, Probate Case No: PR-2022-000808, Shelby County, Alabama (herein referred to as "Grantor," whether one or more), whose mailing address is

308 Grey Oaks Drive, Pelham, AL 35124

by **Melissa J. McMurray and Daniel L. McMurray** (herein referred to as "Grantee," whether one or more), whose mailing address is

157 Red Bay Drive, Alabaster, AL 35114

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 **157 Red Bay Drive, Alabaster, AL 35114**, 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.

\$172,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 I(we) have hereunto set my(our) hand(s) and seal(s), this 26 day of February, 2024.

The Estate of Queen Gibson Grace, deceased

By: Vergie Evans Davis
Vergie Evans Davis, 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 **Vergie Evans Davis, Personal Representative**, whose name(s) as **Personal Representative(s) of The Estate of Queen Gibson Grace, deceased**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Queen Gibson Grace, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February, 2024

Cassy L. Dailey
Notary Public

Printed Name – Cassy L. Dailey

My Commission Expires: 05/02/2026

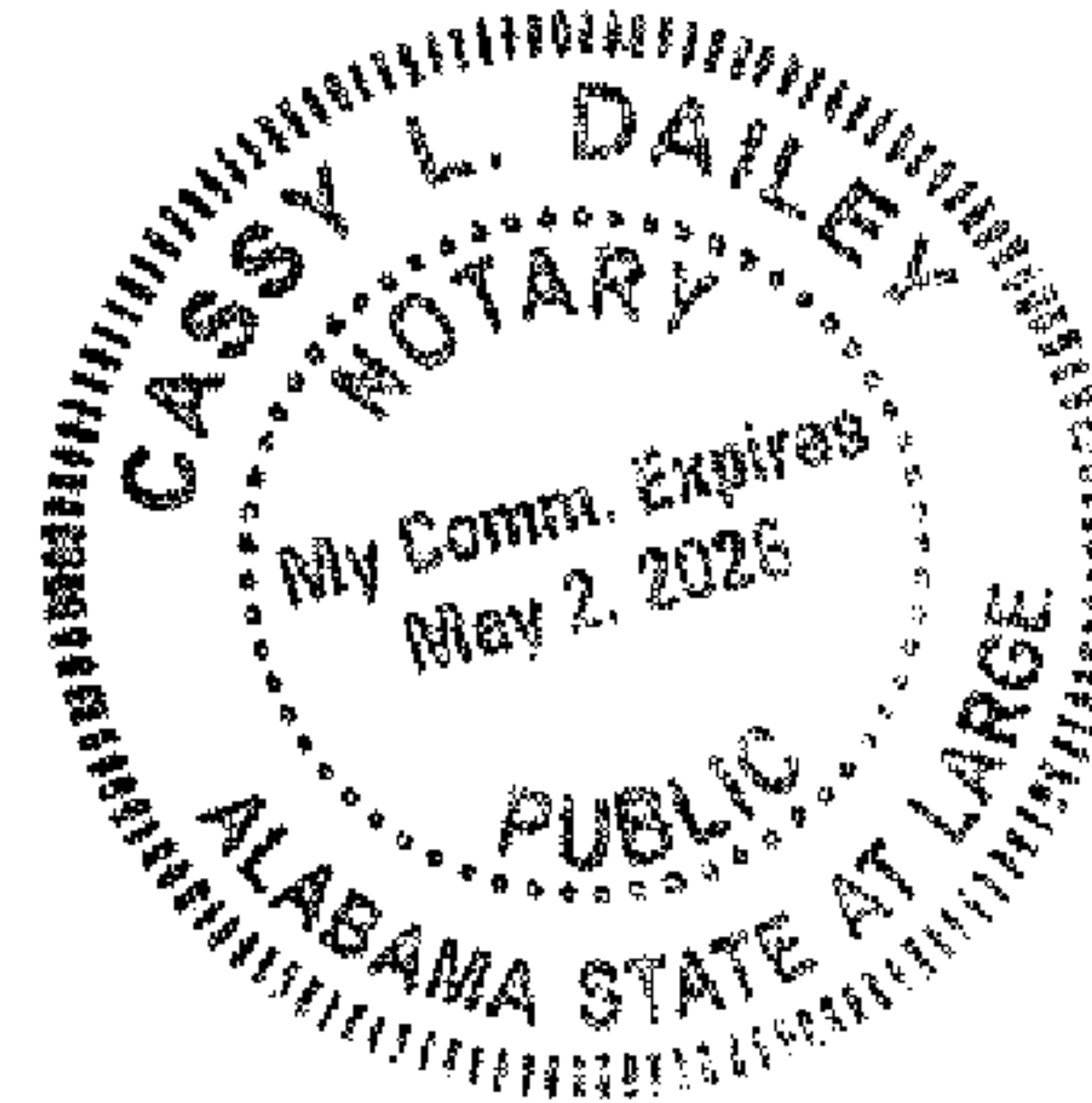


EXHIBIT A

Lot 24, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35 A & B, in the Probate Office of Shelby County, Alabama. Also an easement for ingress and egress described as follows: Commence at the Easterly common corner of Lot 24 and Lot 25 of Lake Forest Sixth Sector as recorded in Map Book 36, Page 35 A & B in the Office of the Judge of Probate of Shelby County, Alabama; thence North 89 deg. 00 min. 36 sec. West along the common lot line of Lots 24 and 25 a distance of 16.37 feet to the point of beginning; thence continue North 89 deg. 00 min. 36 sec West along said common line a distance of 52.03 feet; thence South 73 deg. 13 min. 30 sec. East a distance of 28.29 feet; thence North 73 deg. 46 min. 29 sec. East a distance of 25.98 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2024 11:16:21 AM
\$328.00 JOANN
20240227000050750

Allen S. Bayl