



20240308000063840 1/2 \$283.50
Shelby Cnty Judge of Probate, AL
03/08/2024 10:39:13 AM FILED/CERT

This instrument was prepared without the
benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406

STATE OF ALABAMA §

WARRANTY DEED

COUNTY OF SHLEBY §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **JIMMY L. HARGROVE**, an unmarried man, herein referred to as Grantor, does grant, bargain, sell and convey unto **JIMMY LEON HARGROVE, SR., as trustee of the HARGROVE FAMILY REVOCABLE TRUST**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, Block 3, according to the Survey of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, Grantee's heirs or assigns forever. And I do for myself and for my heirs and assigns covenant with the said Grantee, Grantee's heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that I am entitled to the immediate possession thereof, that I have a good right to sell and convey the same as aforesaid; I will and my successors and assigns shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has set his hand and seal this 15th day of March, 2024.

Grantor's Address: Jimmy L. Hargrove
1045 8th Avenue, SW
Alabaster, AL 35007

Grantee's Address: Jimmy Leon Hargrove, Sr., as trustee of the Hargrove Family Revocable Trust
1045 8th Avenue, SW
Alabaster, AL 35007

Property Address: 1045 8th Avenue, SW

Value Per Shelby County Tax Assessor Records: \$258,370.00.



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Jimmy L. Hargrove
JIMMY L. HARGROVE

STATE OF ALABAMA
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY L. HARGROVE, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 1st day of March,
2024.

Halley H. Lewis
NOTARY PUBLIC
My Commission Expires: 11-29-27