

SEND TAX NOTICE TO:

Arthur J. Green, Sr. and Deborah S. Green
306 Chesser Park Drive
Chelsea, AL 35043

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 NINETY NINE THOUSAND AND 00/100 (\$299,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Dell Ann Lindsay Holly and Leslie Gail Lindsay Traffica, as Co-Personal Representatives of the Estate of Dan Lindsay, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000813, and Dell Ann Lindsay Holly, a(an) married woman, and Leslie Gail Lindsay Traffica, a(an) married woman, Individually and as Devisees of the Estate of Dan Lindsay, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000813,** whose address is 12070 HWY 55, Sterrett, AL 35147 (hereinafter "Grantor", whether one or more), by **Arthur J. Green, Sr. and Deborah S. Green**, whose address is 306 Chesser Park Drive, Chelsea, AL 35043 (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, **Arthur J. Green, Sr. and Deborah S. Green, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 306 Chesser Park Drive, Chelsea, AL 35043 to-wit:**

Lot 72, according to the Survey of Cottages at Chesser, Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Dan Lindsay, having died on or about July 8, 2023, was the surviving grantee under that certain deed recorded in Instrument No. 20051117000600790, in the Probate Office of Shelby County, Alabama; the other grantee, Mildred C. Lindsay, having died on or about December 31, 2016.

The subject property conveyed herein does not constitute the homestead of the Grantors, Dell Ann Lindsay Holly and Leslie Gail Lindsay Traffica, nor the homestead of their respective spouses.

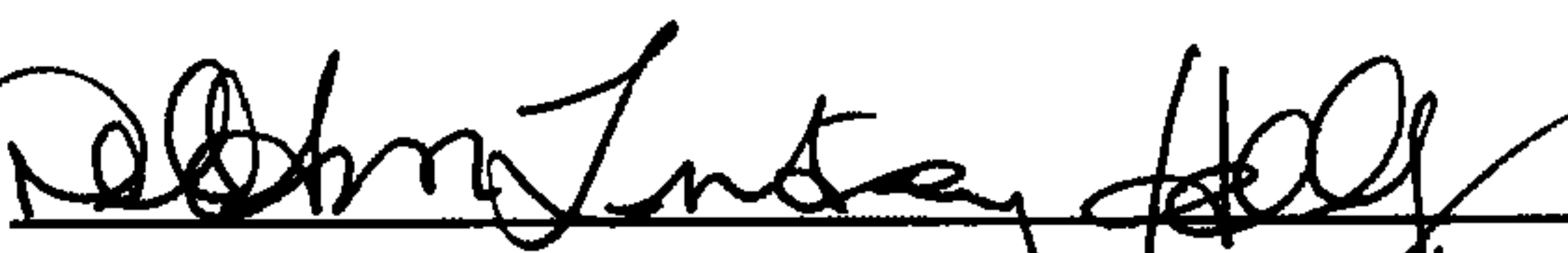
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

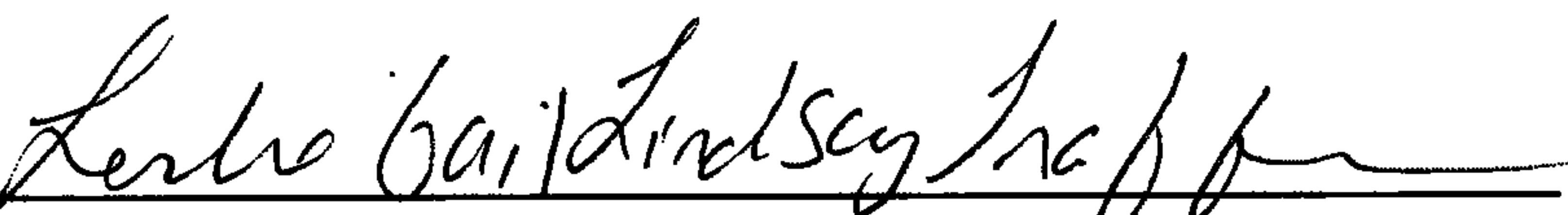
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 29th day of March, 2024.


**Dell Ann Lindsay Holly, as Co-Personal Representative
of the Estate of Dan Lindsay, deceased, Shelby County,
Alabama, Probate Case No. PR-2023-000813**


**Leslie Gail Lindsay Traffica, as Co-Personal Representative
of the Estate of Dan Lindsay, deceased, Shelby County,
Alabama, Probate Case No. PR-2023-000813**


**Dell Ann Lindsay Holly, Individually and as Devisee
of the Estate of Dan Lindsay, deceased, Shelby County,
Alabama, Probate Case No. PR-2023-000813**

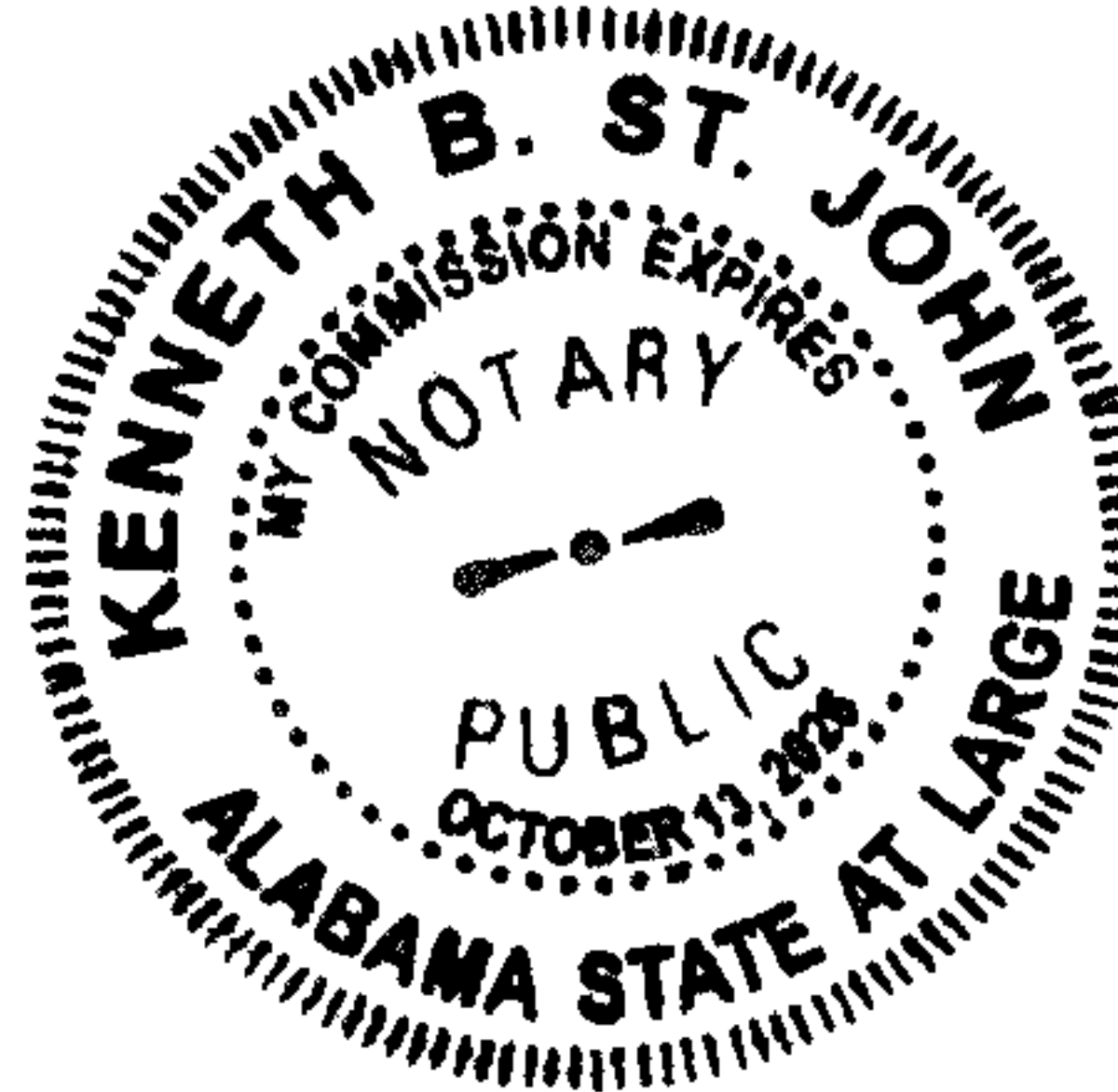

**Leslie Gail Lindsay Traffica, Individually and as Devisee
of the Estate of Dan Lindsay, deceased, Shelby County,
Alabama, Probate Case No. PR-2023-000813**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Dell Ann Lindsay Holly** whose name as Co-Personal Representative of the Estate of Dan Lindsay, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000813 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, in her capacity as such Co-Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2024.

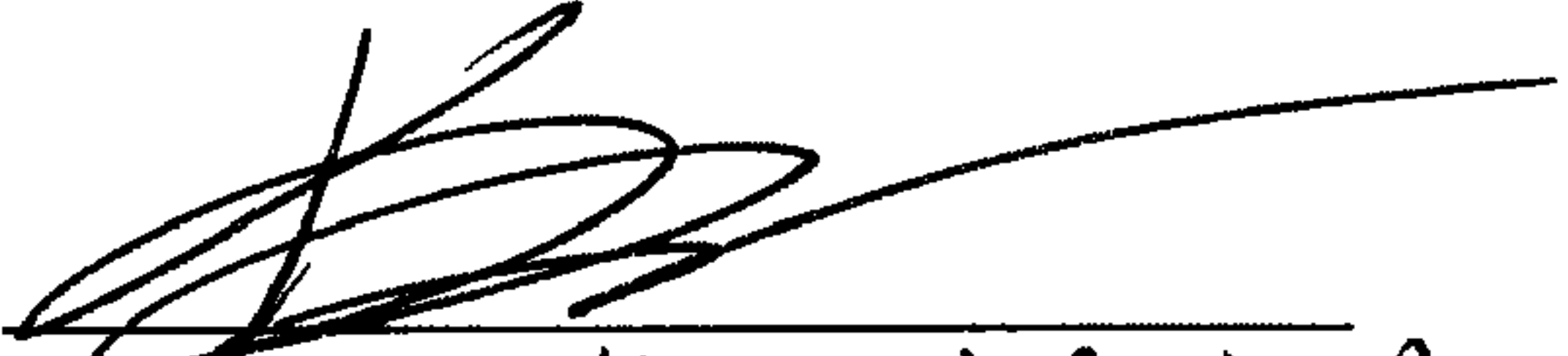

Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026

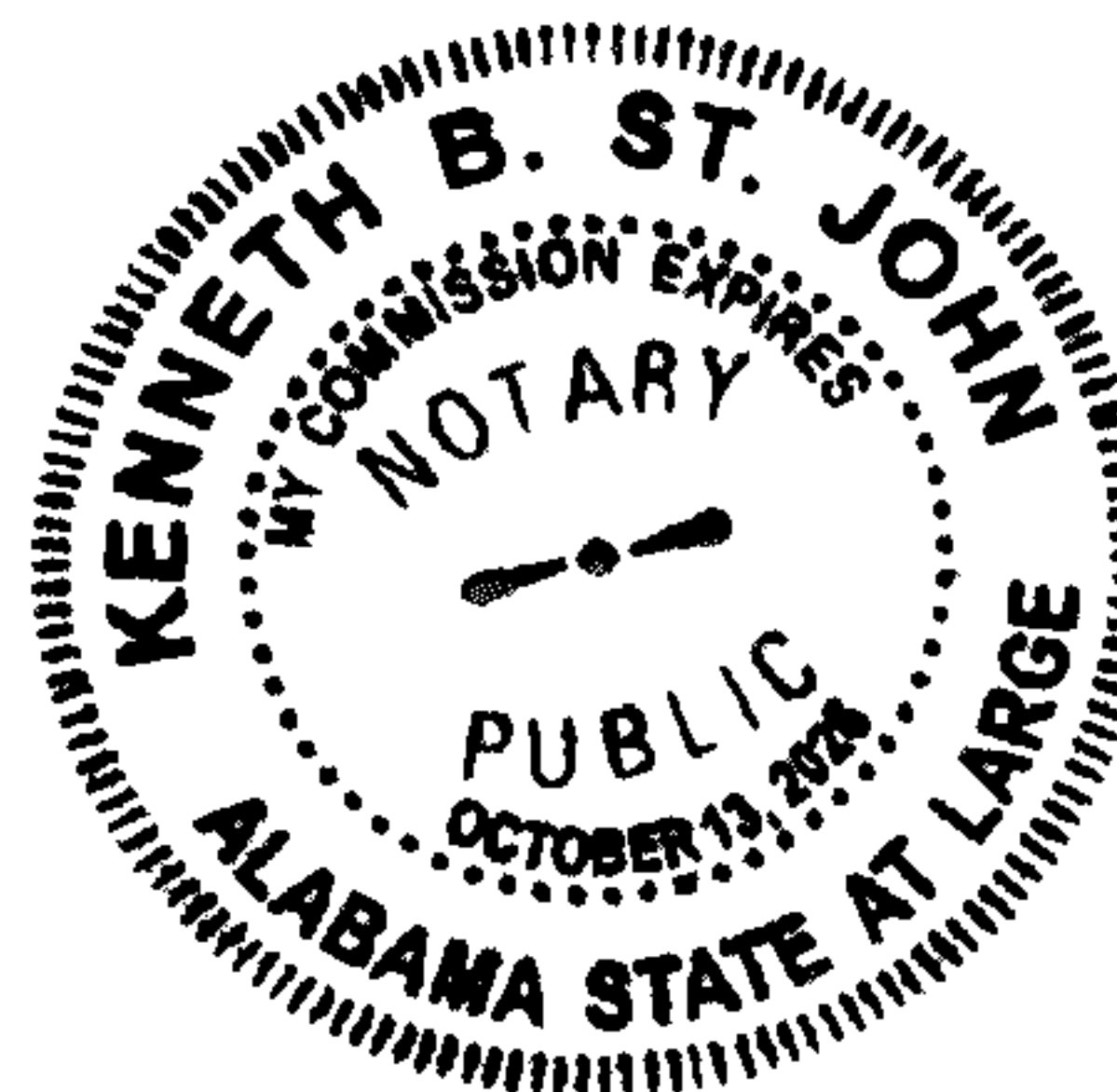


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Leslie Gail Lindsay Traffica** whose name as Co-Personal Representative of the Estate of Dan Lindsay, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000813 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, in her capacity as such Co-Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

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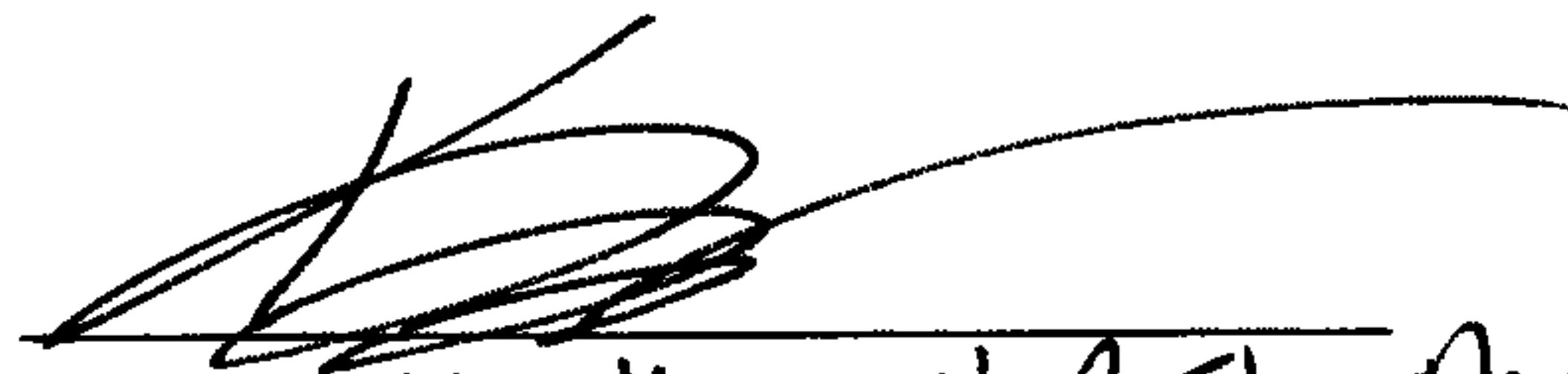

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My Commission Expires: 10/13/2026



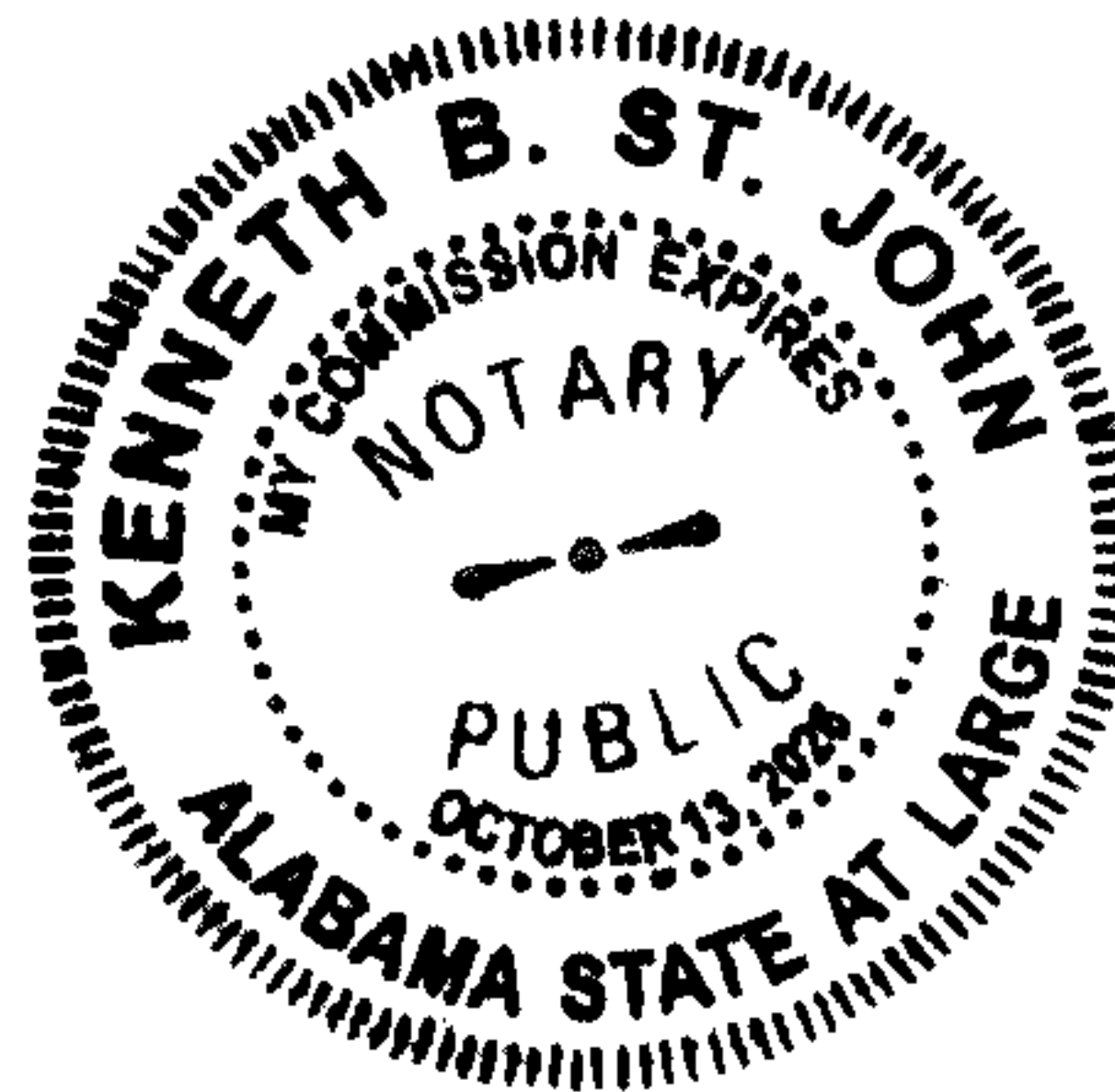
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COUNTY OF SHELBY

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Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Leslie Gail Lindsay Traffica** whose name Individually and as Devisee of the Estate of Dan Lindsay, deceased, Shelby County, Alabama, Probate Case No. PR-2023-000813 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, Individually and in her capacity as such Devisee and with full authority, executed the same voluntarily on the day the same bears date.

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