

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATN1068

*182 Heritage Trace Ph3
Monticello AL 35115*

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY
KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Tina O. Eddings, a widowed person** whose mailing address is:

540 Hug 54 Monticello AL 35115 (herein referred to as grantor,

whether one or more), grant, bargain, sell and convey unto **Sharon Radigan Trustee of the Radigan Living Trust** dated **October 18, 2023** whose mailing address is: *403 Wallace Rd Shelby AL 35143* (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **metes and bounds**

Lot 167-B, according to the Survey of Heritage Trace, Phase 3, being a Resurvey of Lot 165 and Lot 166 Heritage Trace, Phase 3 and a Resurvey of Lot 167-A of Eddings Resurvey No. 1, as recorded in Map Book 53, Page 79. in the Probate Office of Shelby County, Alabama.

Also being known as:

Lots 167, 168 as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama.

The west half of Lot 166 of Heritage Trace, Phase 3, as recorded in the Probate Office of Shelby County in Map Book 39, Page 17 and being more particularly described as follows:
Begin at the NW corner of said Lot 166; thence N 67°56'47" E along the North line of said lot a distance of 40.10'; thence S 26°04'22" E a distance of 150.60'; thence S 65°16'36" W a distance of 30.37'; thence S 65°01'39" W a distance of 9.64'; thence N 26°04'22" W a distance of 152.51' to the point of beginning.

Tina O. Eddings is the surviving grantee of the deeds recorded in Instrument #20131206000472990 and Instrument #20180711000245830, the other grantee Horace R. Eddings died on or about 6th day of November, 2023

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
This does not constitute the homestead property of the Grantors or their spouses
Grantors convey all of their right title and interest in and to the mineral and mining rights which they may own.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of April, 2024

Tina O. Eddings (Seal)
Tina O. Eddings

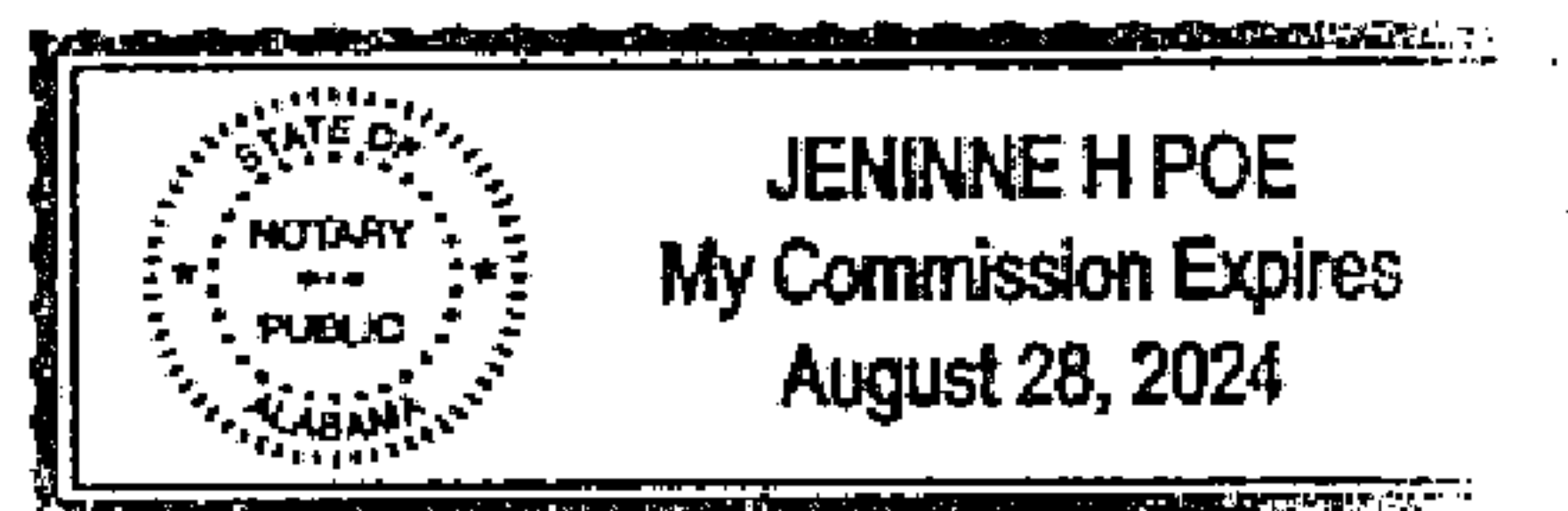
STATE OF Alabama Shelby County ss:

I, Jennine H Poe, a Notary Public in and for said county in said state, hereby certify that **Tina O. Eddings** name 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 this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of April, 2024

My Commission Expires: 8-28-24

Jennine H Poe
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Alvin S. Bayl