

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3971

SEND TAX NOTICE TO:

7600 Sardis Grove LN
Gardendale, AL 35071

[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 **Twenty-five Thousand and 00/100 Dollars (\$25,000.00)** 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 grantees herein, the receipt where is acknowledged. I or we **Danita J. Fee, individually, a Married person** and as the **Personal Representative of the Estate of Joyce Virginia Jacobs, deceased, Case # PR-2024-000178, in the Probate Office of Shelby County, Alabama** whose mailing address is:

130 Pinckard Circle, Soperon, GA 30457 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Angela M. Lewis** whose mailing address 7600 Sardis Grove Lane, Gardendale, AL 35071 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 616 Brothers Avenue, Wilsonville, AL 35186

From the SW corner of the NW¼ of the NE¼, Section 7, Township 21 South, Range 2 East, run North along the West boundary of said ¼-¼ a distance of 348.16 feet to the point of beginning; thence right 91°43' a distance of 181.92 feet; thence left 90°00' a distance of 240.00 feet; thence left along an arc whose radius is 25 feet and through an angle of 90°00' a distance of 39.25 feet; thence continue a distance of 70.00 feet; thence left 90°00' a distance of 190.00 feet; thence right 90°00' a distance of 89.68 feet; thence left 91°43' a distance of 74.96 feet to the point of beginning. Lying in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

This does not constitute the homestead of the grantor or her spouse, if applicable

\$12,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, 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 12 day of April, 2024

Danita J. Fee
Danita J. Fee

Danita J. Fee, Personal Representative
Danita J. Fee as the Personal Representative of the
Estate of Joyce Virginia Jacobs, deceased, Case #
PR-2024-000178, in the Probate Office of Shelby
County, Alabama

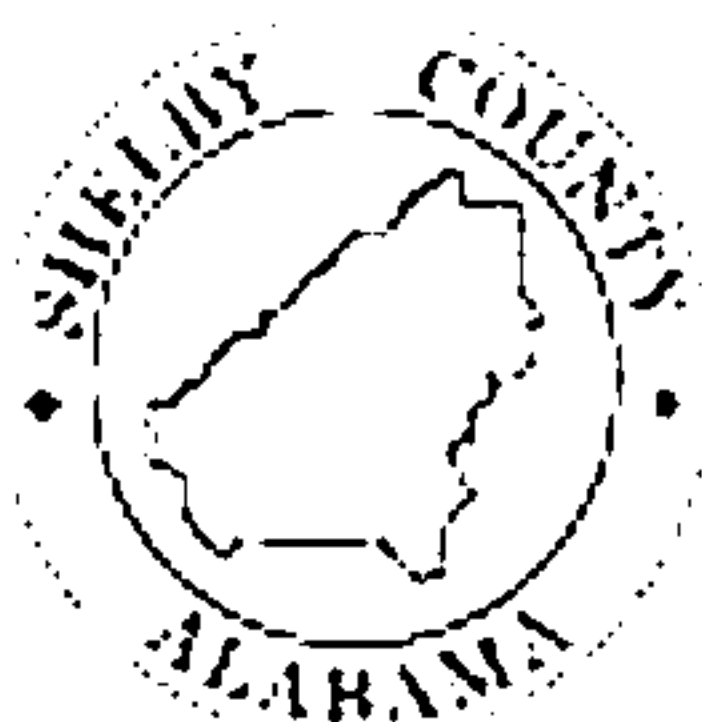
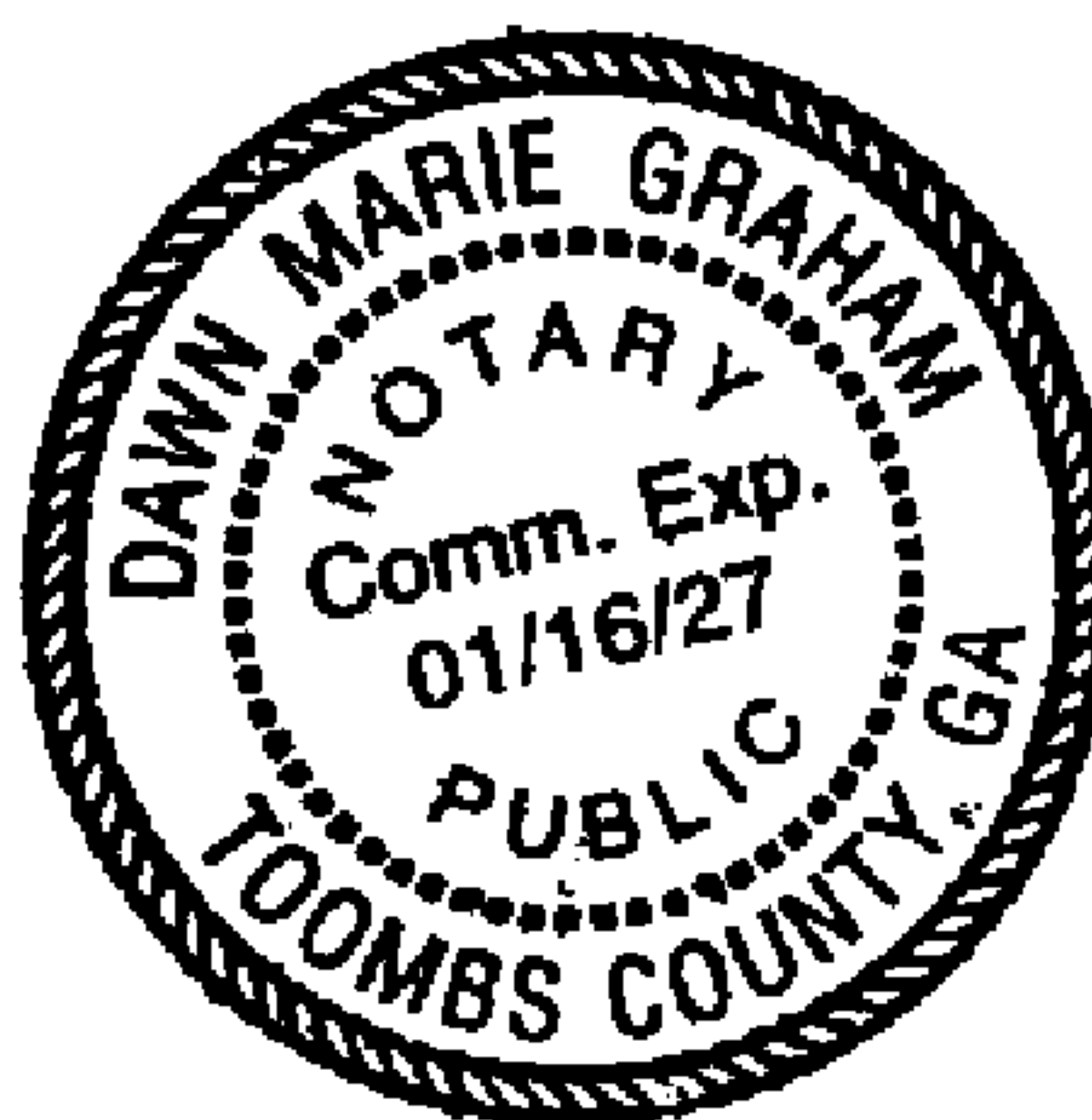
STATE OF Georgia Traffen County ss:

I, Dawn Marie Graham, a Notary Public in and for said county in said state, hereby certify that **Danita J. Fee, Individually and Danita Fee as Personal Representative of the Estate of Joyce Virginia Jacobs, deceased, Case # PR-2024-000178, in the Probate Office of Shelby County, Alabama** 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, she individually and she as Personal Representative executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of April, 2024

My Commission Expires:

Dawn Marie Graham
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 02:38:04 PM
\$51.00 BRITTANI
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Allen S. Bayl