

SEND TAX NOTICE TO:

John Michael Miller, Jr.
1106 Hillsboro Lane
Helena, AL 35080

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 **ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 (\$178,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bernard N. Kunard, as Personal Representative of the Estate of Theresa R. Kunard, deceased, Shelby County, Alabama Probate Case No. PR-2024-000194, and Bernard N. Kunard, a married man, Individually and as Sole Devisee under the Last Will and Testament of Theresa R. Kunard, deceased, Shelby County, Alabama Probate Case No. PR-2024-000194**, whose address is 6838 Flick Drive, Indianapolis, IN 46237 (hereinafter "Grantor", whether one or more), by **John Michael Miller, Jr.**, whose address is 1106 Hillsboro Lane, Helena, AL 35080 (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, **John Michael Miller, Jr.**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1106 Hillsboro Lane, Helena, AL 35080 to-wit:**

Lot 7A, Block 3, according to A Resurvey of Lots 7 through 12 of Block 3 of A Resurvey of Breckenridge Park, as recorded in Map Book 11, page 6 in the Probate Office of Shelby County, Alabama.

Theresa R. Kunard, grantee in that certain deed recorded on 07/02/1996 as Instrument No. 1996-21291, was one and the same person as Theresa Rose Kunard, deceased, Shelby County, Alabama Probate Case No. PR-2024-000194. Letters Testamentary for said probate case recorded in Instrument No. 20240315000071580.

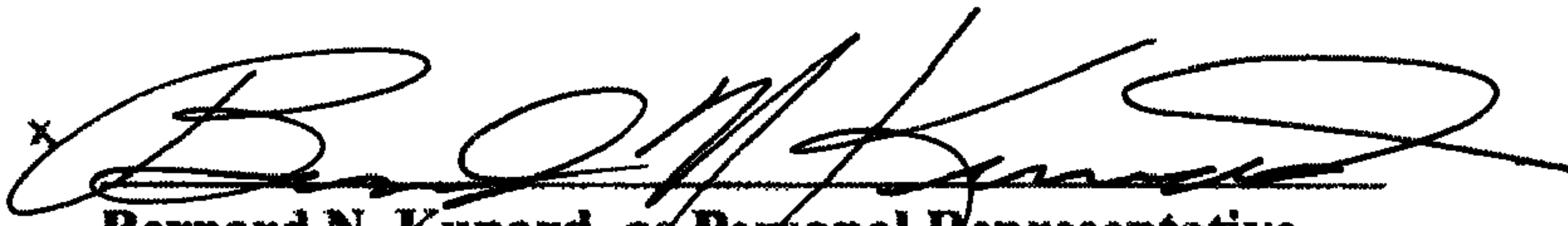
The subject property conveyed herein does not constitute the homestead of the Grantor, Bernard N. Kunard, nor the homestead of his respective spouse.

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.

Subject to a third-party mortgage in the amount of \$169,100.00 executed and recorded simultaneously herewith.

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 16 day of April, 2024.



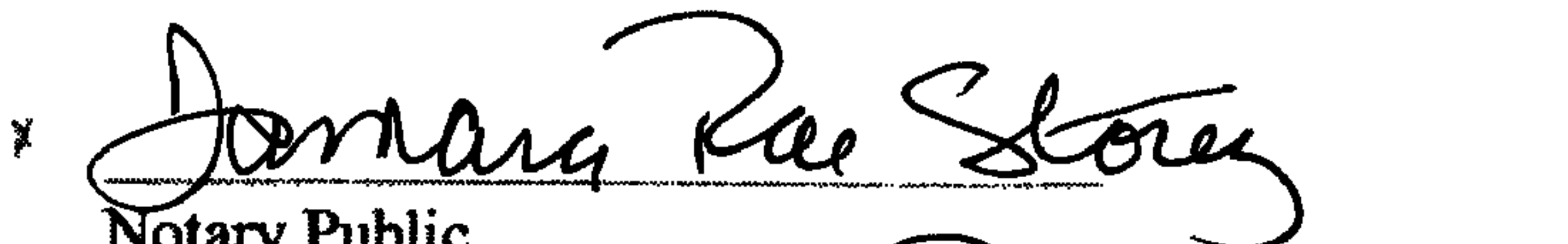
**Bernard N. Kunard, as Personal Representative
of the Estate of Theresa R. Kunard, deceased,
Shelby County, Alabama Probate Case No.
PR-2024-000194**

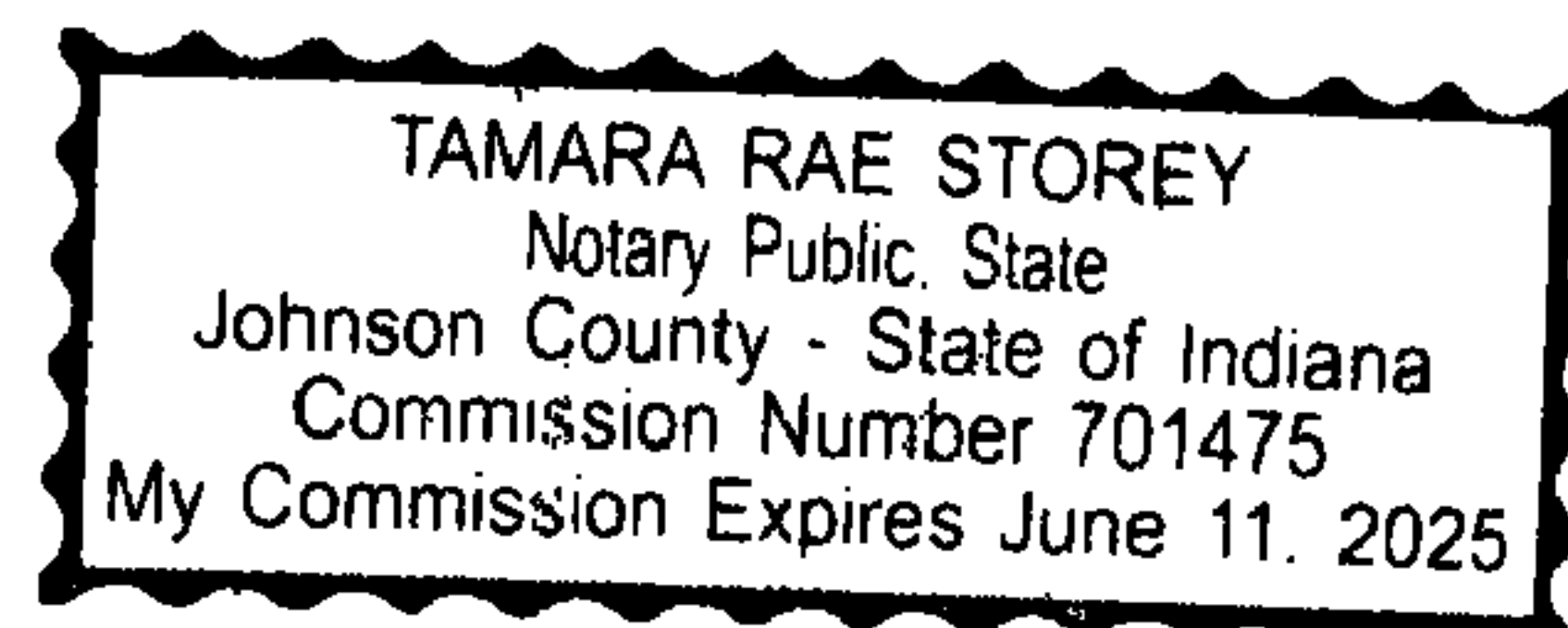
STATE OF INDIANA

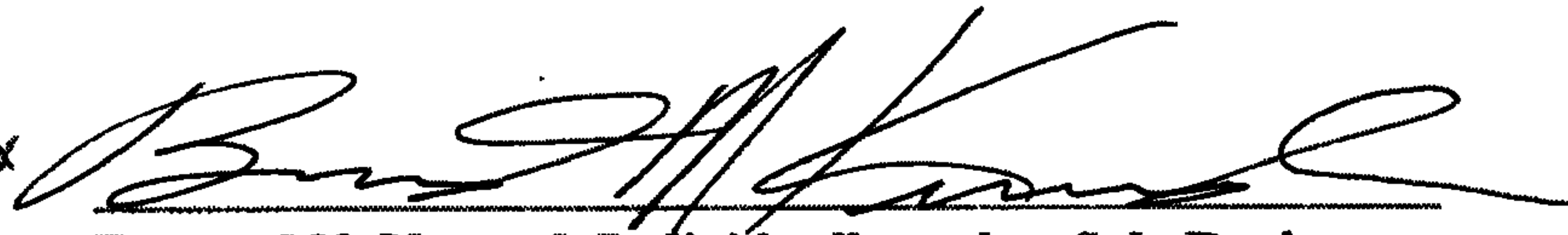
COUNTY OF Marion

I, the undersigned Notary Public in and for said County and State, hereby certify that **Bernard N. Kunard**, whose name as Personal Representative of the Estate of Theresa R. Kunard, deceased, Shelby County, Alabama Probate Case No. PR-2024-000194, 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, he, as such 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 16 day of April, 2024.


Notary Public
Print Name: Tamara Rae Storey
My Commission Expires: 6-11-25



x 

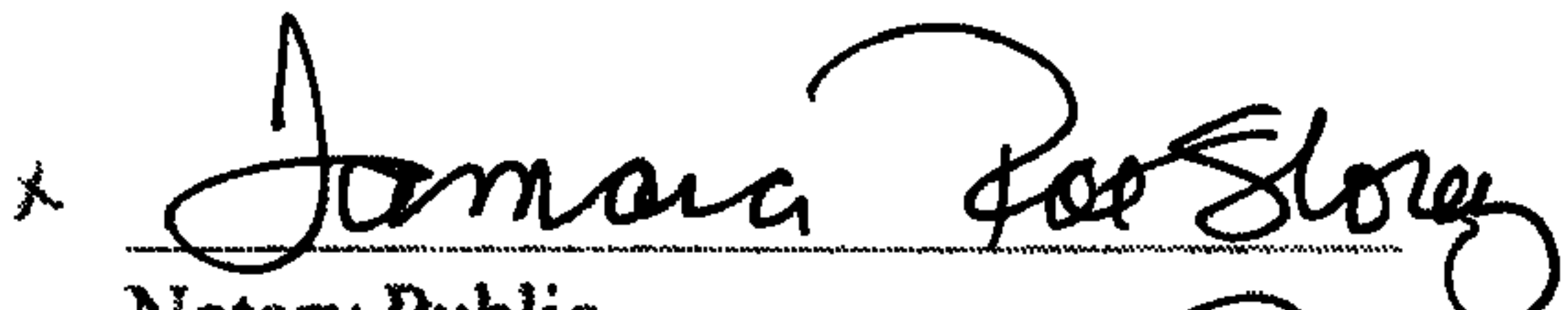
**Bernard N. Kunard, Individually and as Sole Devisee
under the Last Will and Testament of Theresa R. Kunard,
deceased, Shelby County, Alabama Probate Case No.
PR-2024-000194**

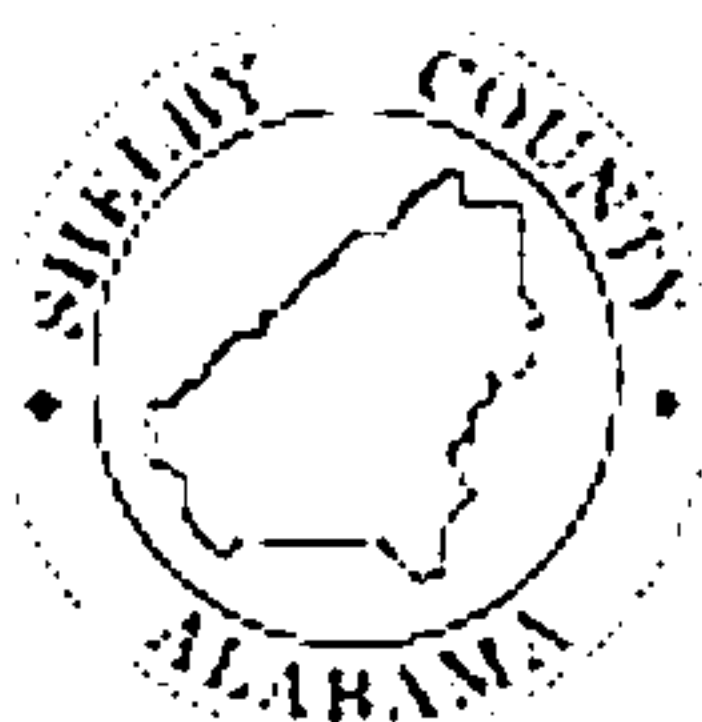
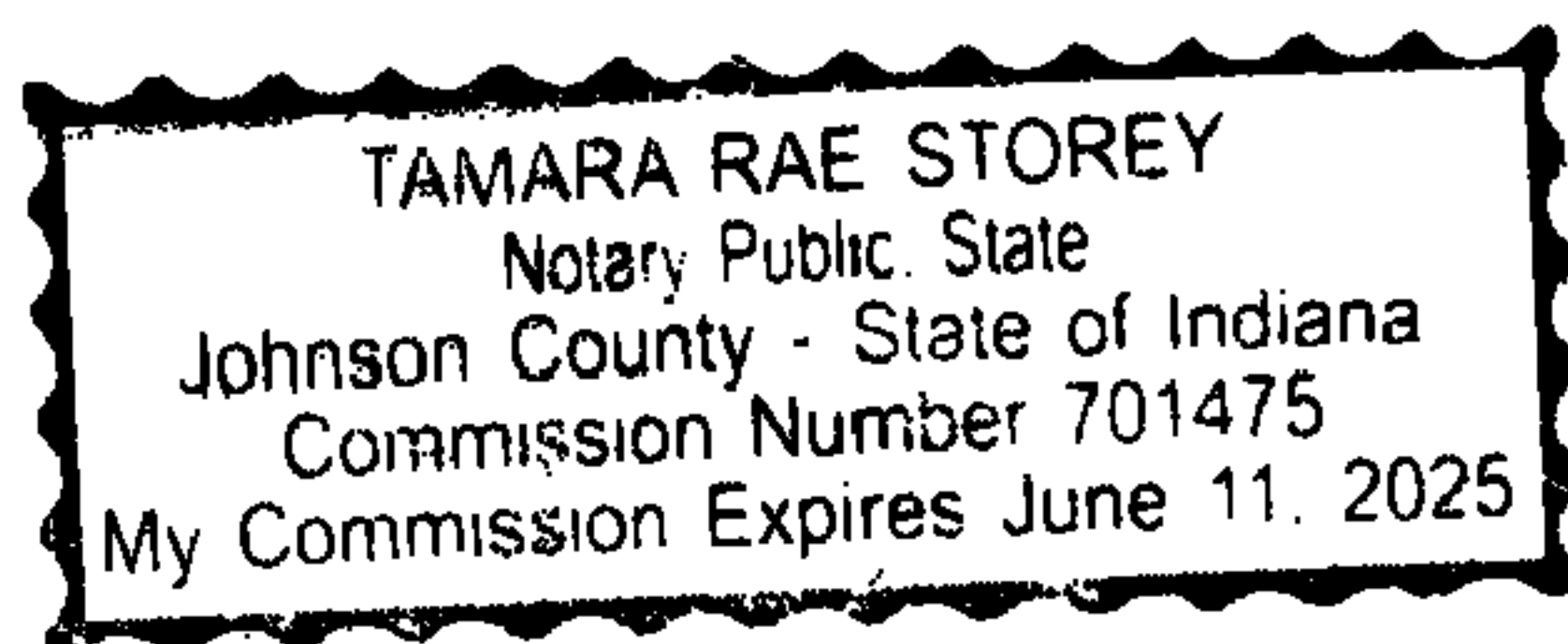
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COUNTY OF Marion

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Given under my hand and official seal this 16 day of April, 2024.

x 
Notary Public
Print Name: Tamara Rae Storey
My Commission Expires: 6-11-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2024 12:15:50 PM
\$38.00 JOANN
20240419000114140

