

SEND TAX NOTICE TO:

Kira Brett Ousley and Brett Michael Ousley
408 Holland Lakes Drive North
Pelham, AL 35124

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 THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Doran Thompson, as Personal Representative of the Estate of Claire D. Thompson, deceased, Shelby County, Alabama Probate Case No. PR-2024-000140**, whose address is 4942 ORTEGA FOREST DR JACKSONVILLE FLA 32210 (hereinafter "Grantor", whether one or more), by **Kira Brett Ousley and Brett Michael Ousley**, whose address is 408 Holland Lakes Drive North, Pelham, AL 35124 (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, **Kira Brett Ousley and Brett Michael Ousley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **408 Holland Lakes Drive North, Pelham, AL 35124 to-wit:**

Lot 5, according to the final plat of Holland Lakes, Sector 1, as recorded in Map Book 34, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

James Doran Thompson, Personal Representative, is one and the same person as James D. Thompson.

Claire D. Thompson was one and the same person as Claire Louise Thompson.

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 first mortgage in the amount of \$225,834.00 and a third-party second mortgage in the amount of \$9,200.00, both 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 16th day of May, 2024.



**James Doran Thompson, as Personal Representative
of the Estate of Claire D. Thompson, deceased,
Shelby County, Alabama Probate Case No.
PR-2024-000140**

STATE OF Florida

COUNTY OF Duval

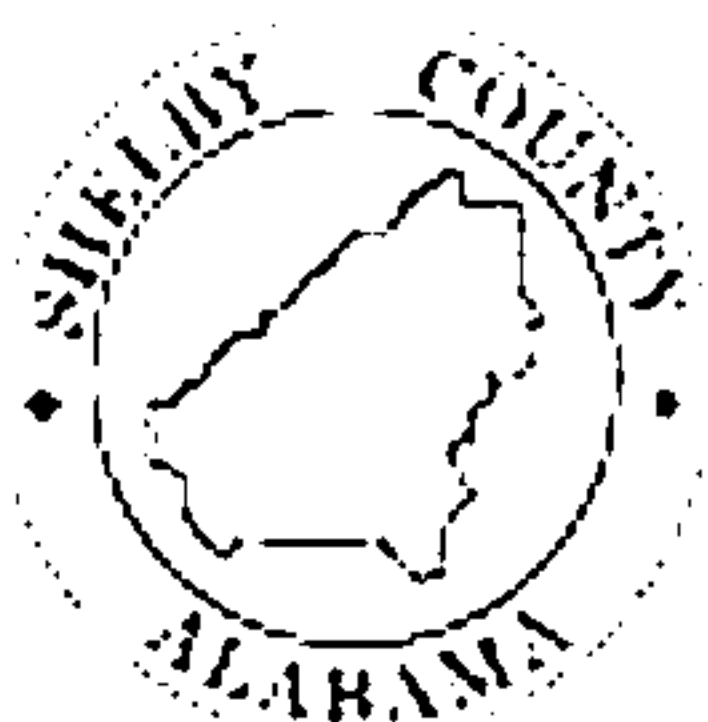
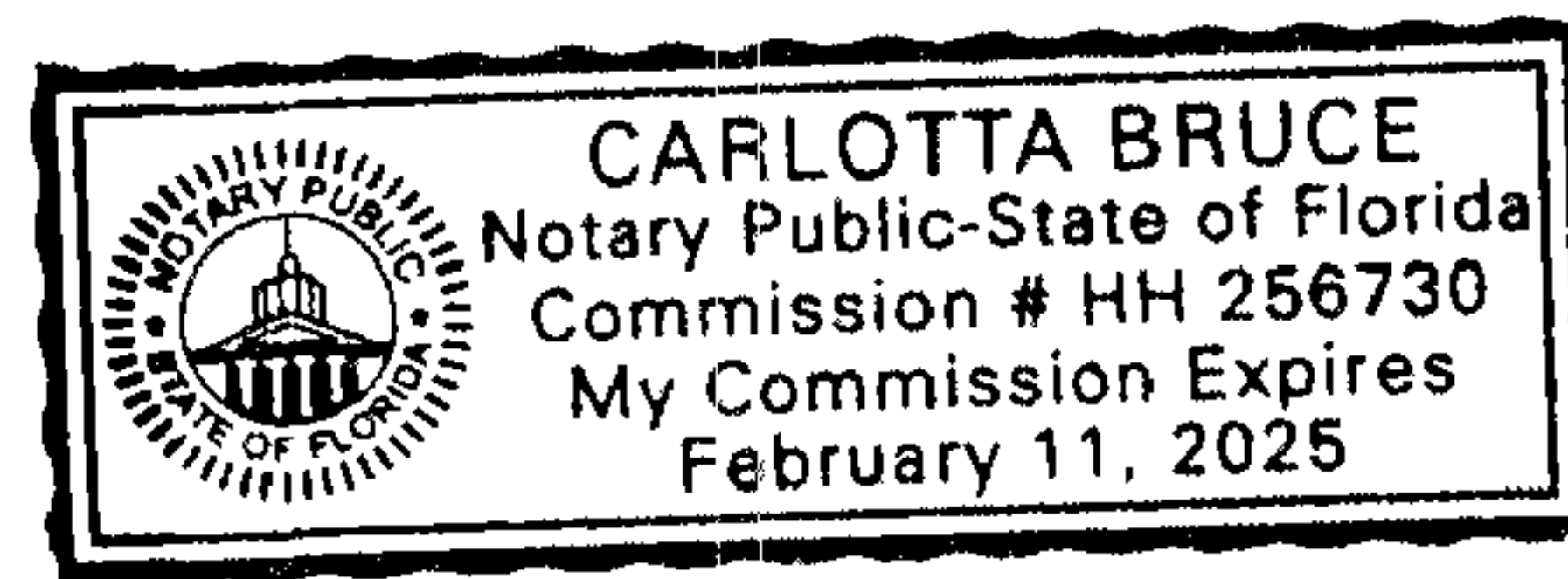
I, the undersigned Notary Public in and for said County and State, hereby certify that **James Doran Thompson**, whose name as Personal Representative of the Estate of Claire D. Thompson, deceased, Shelby County, Alabama Probate Case No. PR-2024-000140, is signed to the foregoing conveyance, and who 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, who was identified by FL driver's license.

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



Notary Public

Print Name: Carlotta Bruce
My Commission Expires: 02/11/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2024 10:58:17 AM
\$28.00 BRITTANI
20240520000148330

Allen S. Bayl