

SEND TAX NOTICE TO:
Michael Higgins
234 Beaver Creek Parkway
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 **THREE HUNDRED FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Larry W. Riddle, an unmarried person**, whose address is 2233 Hawksbury Lane, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Limestone Properties, LLC and Michael Higgins**, whose address is 7607 Highway 26, Columbiana, AL 35051, (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 the following described real estate situated in Shelby County, Alabama, **the address of which is 234 Beaver Creek Parkway, Pelham, AL 35124**, to-wit:

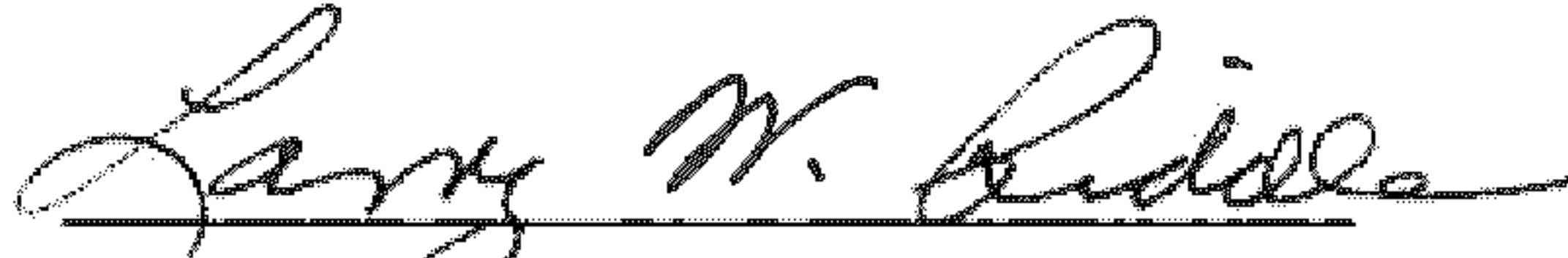
Lot 91, according to the Survey of Beaver Creek Preserve Second Sector, as recorded in Map Book 26, at Page 54 in the Office of the Judge of Probate of Shelby County, Alabama.

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.

Larry W. Riddle is the surviving grantee of that certain deed recorded in Instrument #20140109000008540, in the Probate Office of Shelby County, Alabama; the other grantee, Teresa M. Riddle, having died on or about March 19, 2024.

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.

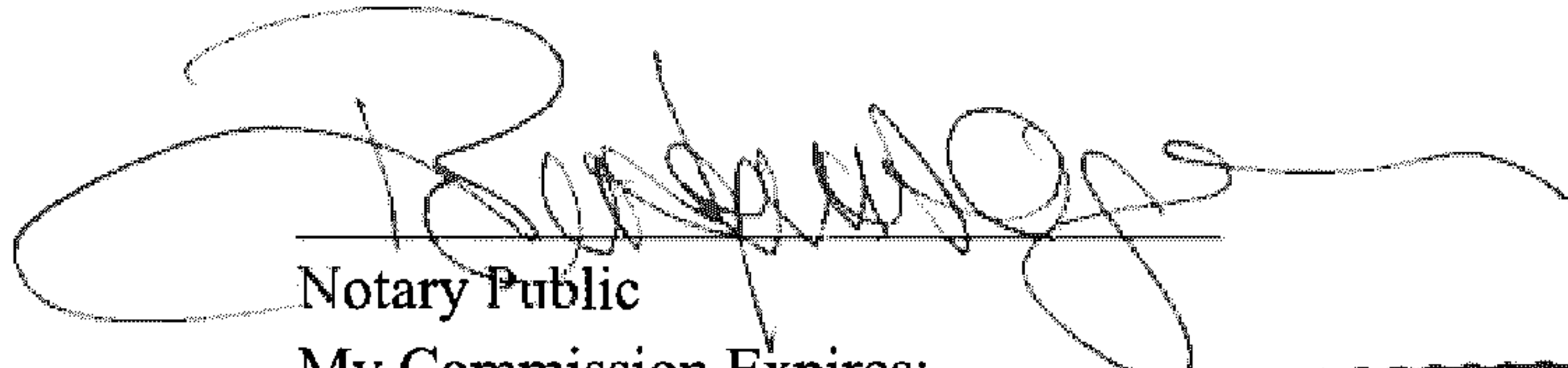
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of June, 2024.

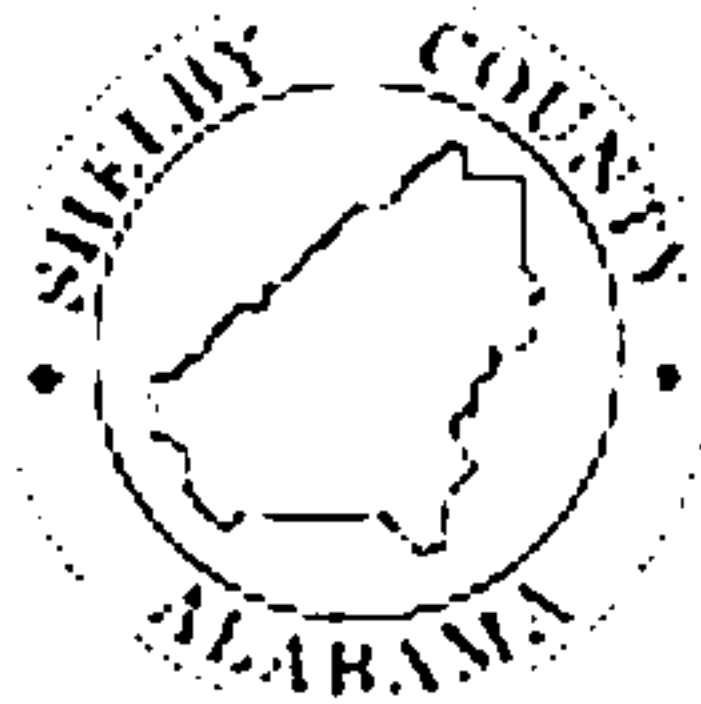
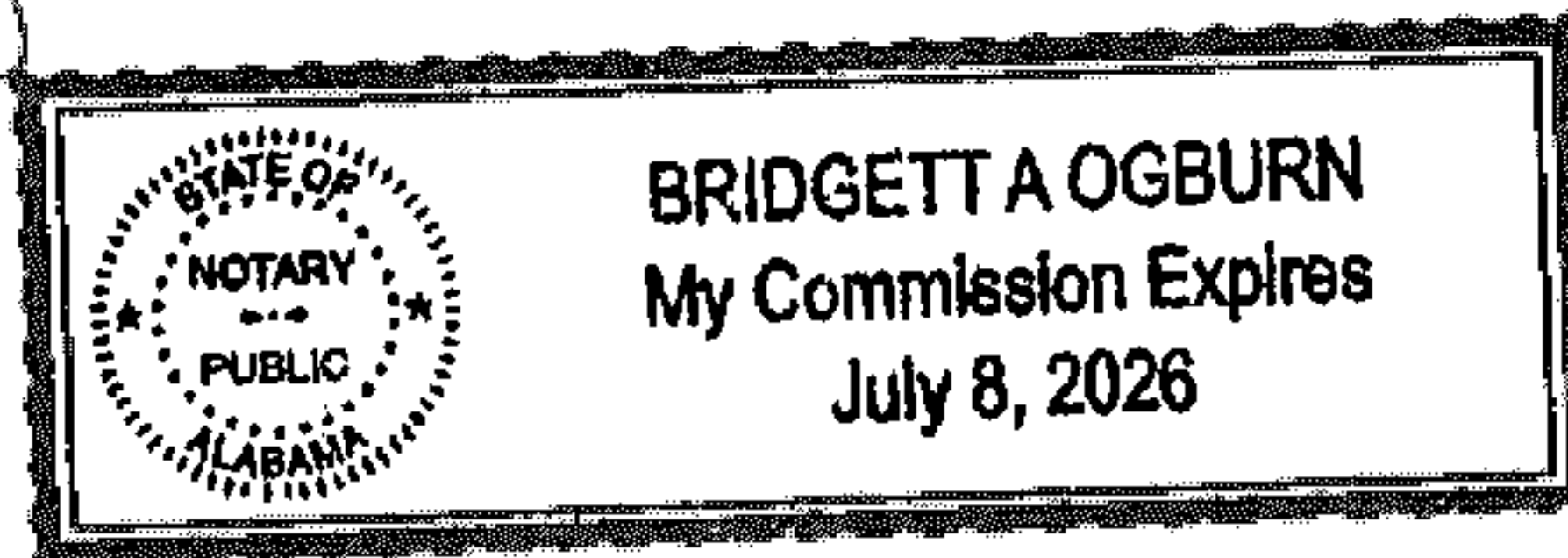

Larry W. Riddle

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Larry W. Riddle whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2024.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 09:06:23 AM
\$365.00 PAYGE
20240701000195750

