

SEND TAX NOTICE TO:

Glenda Brown
606 Village Way
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 **ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$183,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jacqueline M. Justice, as Personal Representative of the Estate of Jean W. McGuire, deceased, Shelby County Probate Case No. PR-2024-000662**, whose address is 100 Cedar Cove Drive, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Glenda Brown**, whose address is 606 Village Way, 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, **Glenda Brown**, the following described real estate situated in Shelby County, Alabama, **the address of which is 132 Chase Creek Circle, Pelham, AL 35124 to-wit:**

Lot 17, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

Jean W. McGuire was one and the same person as Jean McGuire, grantee in that certain deed dated June 27, 2001 and recorded on July 11, 2001, in Inst. # 2001-28796, in the Probate Office of Shelby County, Alabama.

Jacqueline M. Justice is one and the same person as Jacqueline McGuire Justice.

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.

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 1st day of July, 2024.

Jacqueline M. Justice

Jacqueline M. Justice, as Personal Representative
of the Estate of Jean W. McGuire, deceased,
Shelby County Probate Case No. PR-2024-000662

STATE OF ALABAMA
COUNTY OF SHELBY

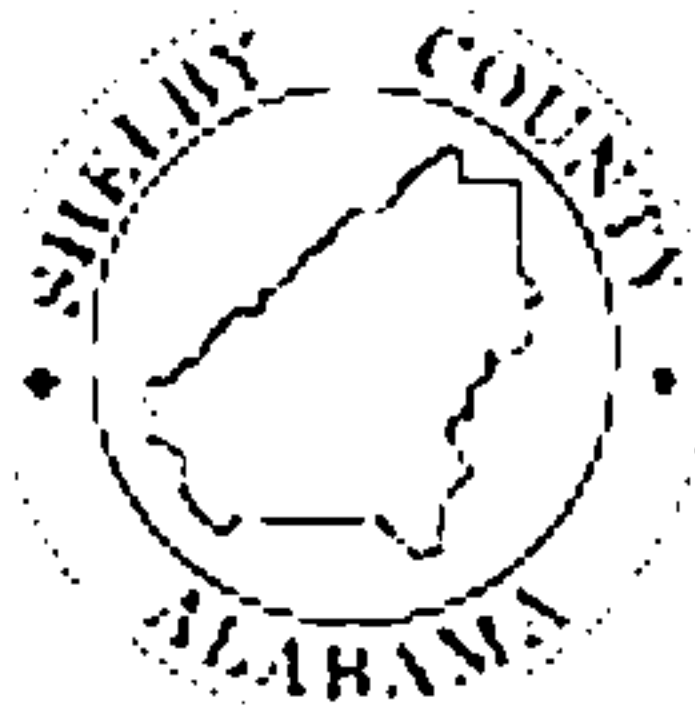
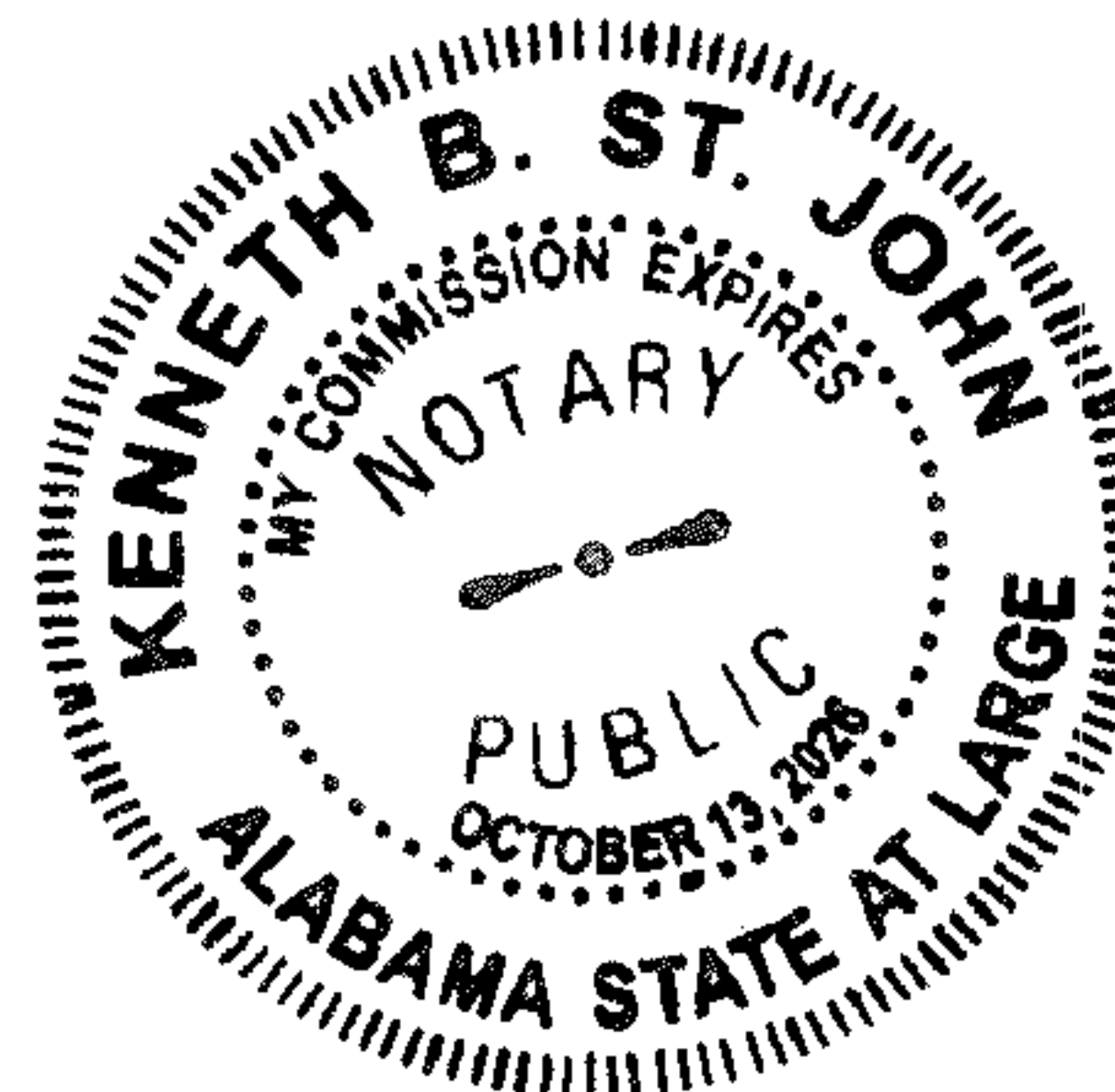
I, the undersigned Notary Public in and for said County and State, hereby certify that Jacqueline M. Justice, whose name as Personal Representative of the Estate of Jean W. McGuire, deceased, Shelby County Probate Case No. PR-2024-000662, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, 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 1st day of July, 2024.

[Signature]

Notary Public

Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 03:08:00 PM
\$209.50 PAYGE
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Allen S. Bayl