

Send Tax Notice to:

Den Legacy Homes, LLC

40 Acres of Pine Rd  
Coventry, RI 02816

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-24-4666

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND AND 00/100 (\$152,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**The Estate of Kenneth Raymond Sexton, deceased, Shelby County Probate Case No. PR-2024-000246 (herein referred to as "Grantor," whether one or more),** whose mailing address is

128 Pebble Lane Alabaster, AL 35007

by **Den Legacy Homes, LLC (herein referred to as "Grantee"),** whose mailing address is

40 Acres of Pine Road, Coventry, RI 02816

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 property, which has a mailing address of **1131 Navajo Trail, Alabaster, AL 35007,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$195,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21 day of June, 2024.

Estate of Kenneth Raymond Sexton, deceased, Shelby County Probate Case No. PR-2024-000246

By: Kendra Slagle  
Kendra Slagle, Personal Representative

State of Alabama  
County of Jefferson

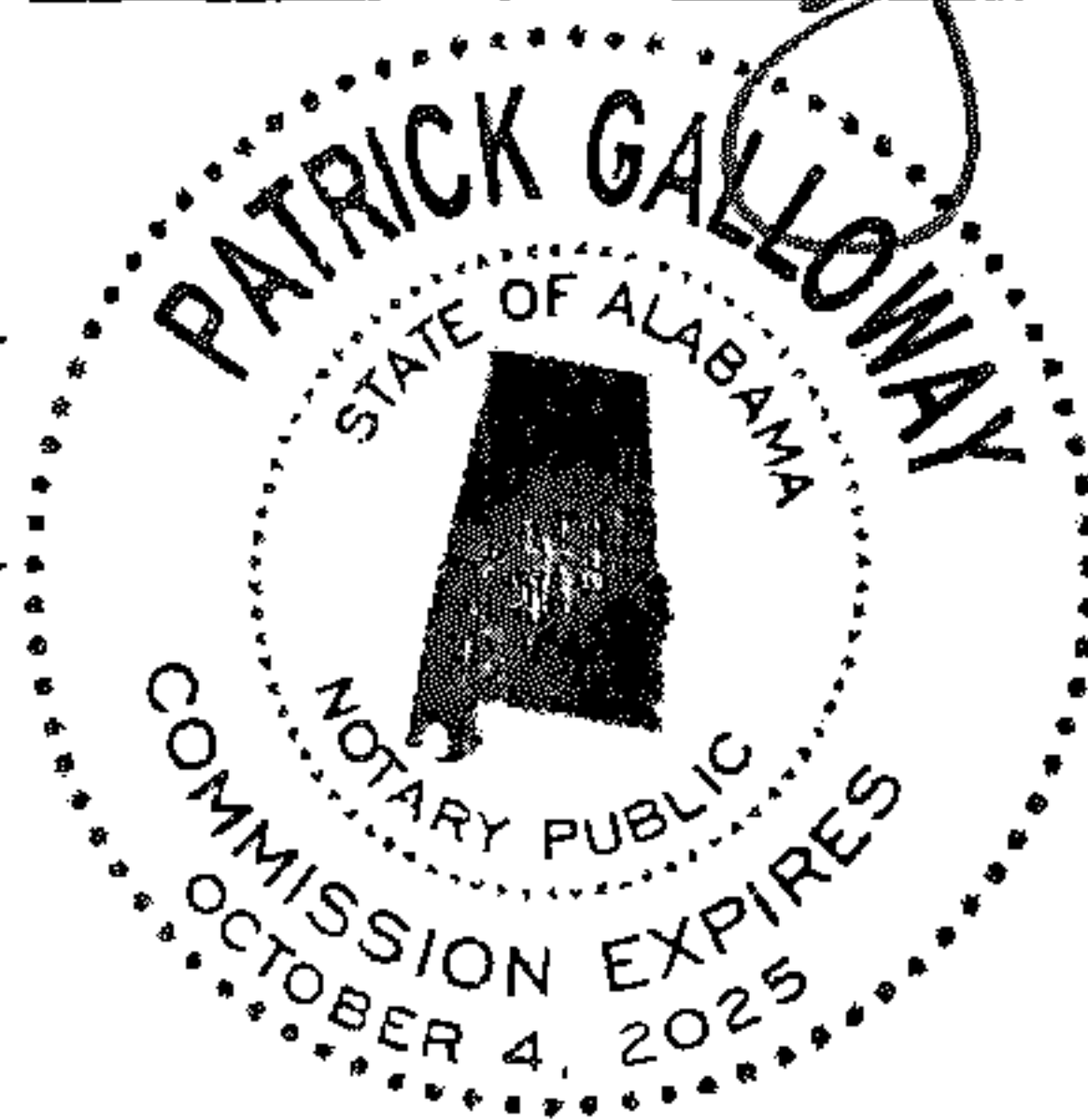
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kendra Slagle**, whose name(s) as **Personal Representative(s) of Estate of Kenneth Raymond Sexton, deceased, Shelby County Probate Case No. PR-2024-000246**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Kenneth Raymond Sexton, deceased, Shelby County Probate Case No. PR-2024-000246**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2024.

Patrick Galloway  
Notary Public

Patrick Galloway  
Printed Name

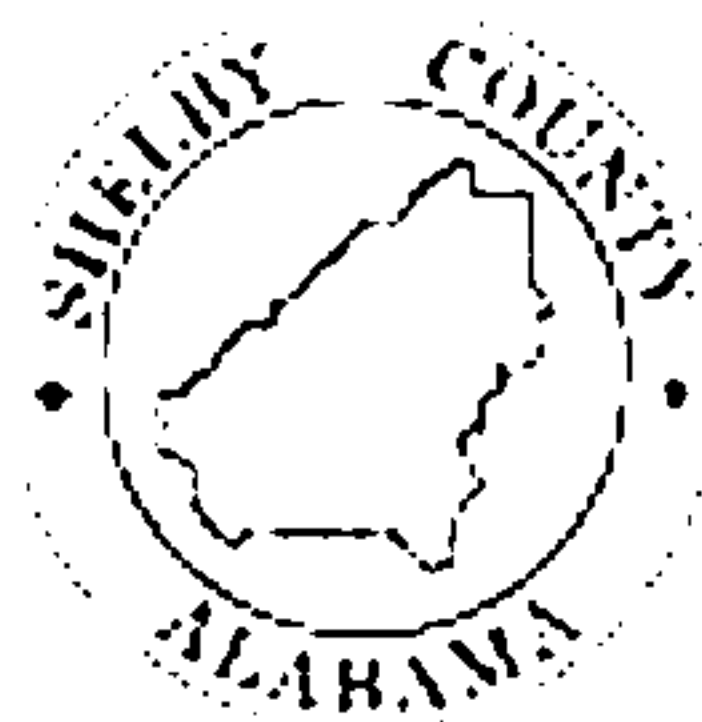
My Commission Expires 10-4-25



**EXHIBIT A**

Property 1:

LOT 11, IN BLOCK 5, ACCORDING TO THE SURVEY OF NAVAJO HILLS, SECOND SECTOR, AS  
RECORDED IN MAP BOOK 5, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;  
BEING SITUATED IN SHELBY COUNTY, ALABAMA.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/02/2024 12:57:21 PM**  
**\$29.00 BRITTANI**  
**20240702000200180**

*Allen S. Bayal*