

Send Tax Notice to:
Conner Stone and Whitney Stone
249 Camden Cove Parkway
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-4747**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) 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 **Allen Lee Spruill, Personal Representative of The Estate of Linda Lee Spruill aka Linda Lee Lassiter Spruill, deceased, Probate Case No. 2023-000922 (herein referred to as "Grantor," whether one or more)**, whose mailing address is

132 Lodge Hall Road, Nolensville, TN 37135

by **Conner Stone and Whitney Stone (herein referred to as "Grantee," whether one or more)**, whose mailing address is

249 Camden Cove Parkway, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **249 Camden Cove Parkway, Calera, AL 35040**, 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.

\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 18 day of July, 2024

The Estate of Linda Lee Spruill aka Linda Lee Lassiter Spruill, deceased, Probate Case No. 2023-000922

By: Allen Lee Spruill
Allen Lee Spruill, Personal Representative

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allen Lee Spruill**, whose name(s) as **Personal Representative(s)** of **The Estate of Linda Lee Spruill aka Linda Lee Lassiter Spruill, deceased, Probate Case No. 2023-000922**, 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 **The Estate of Linda Lee Spruill aka Linda Lee Lassiter Spruill, deceased, Probate Case No. 2023-000922**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, _____.

Notary Public

Printed Name

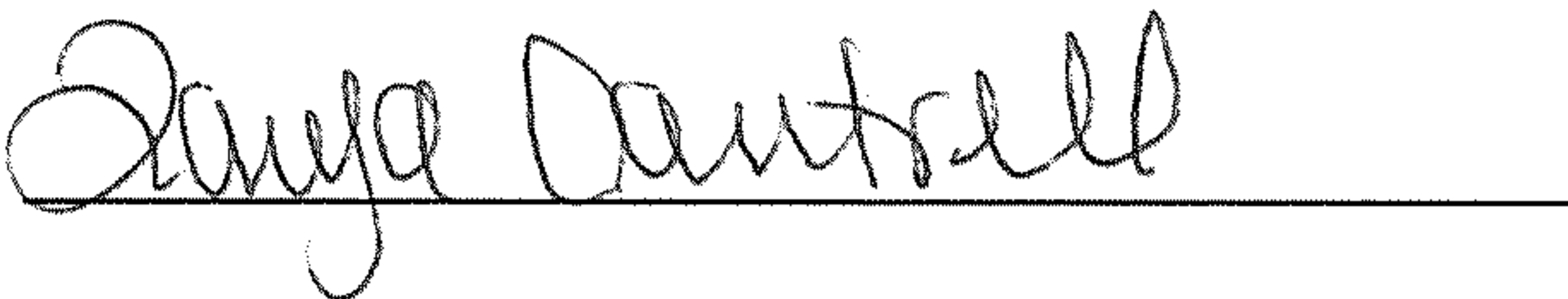
My Commission Expires:

See attached

State of Tennessee

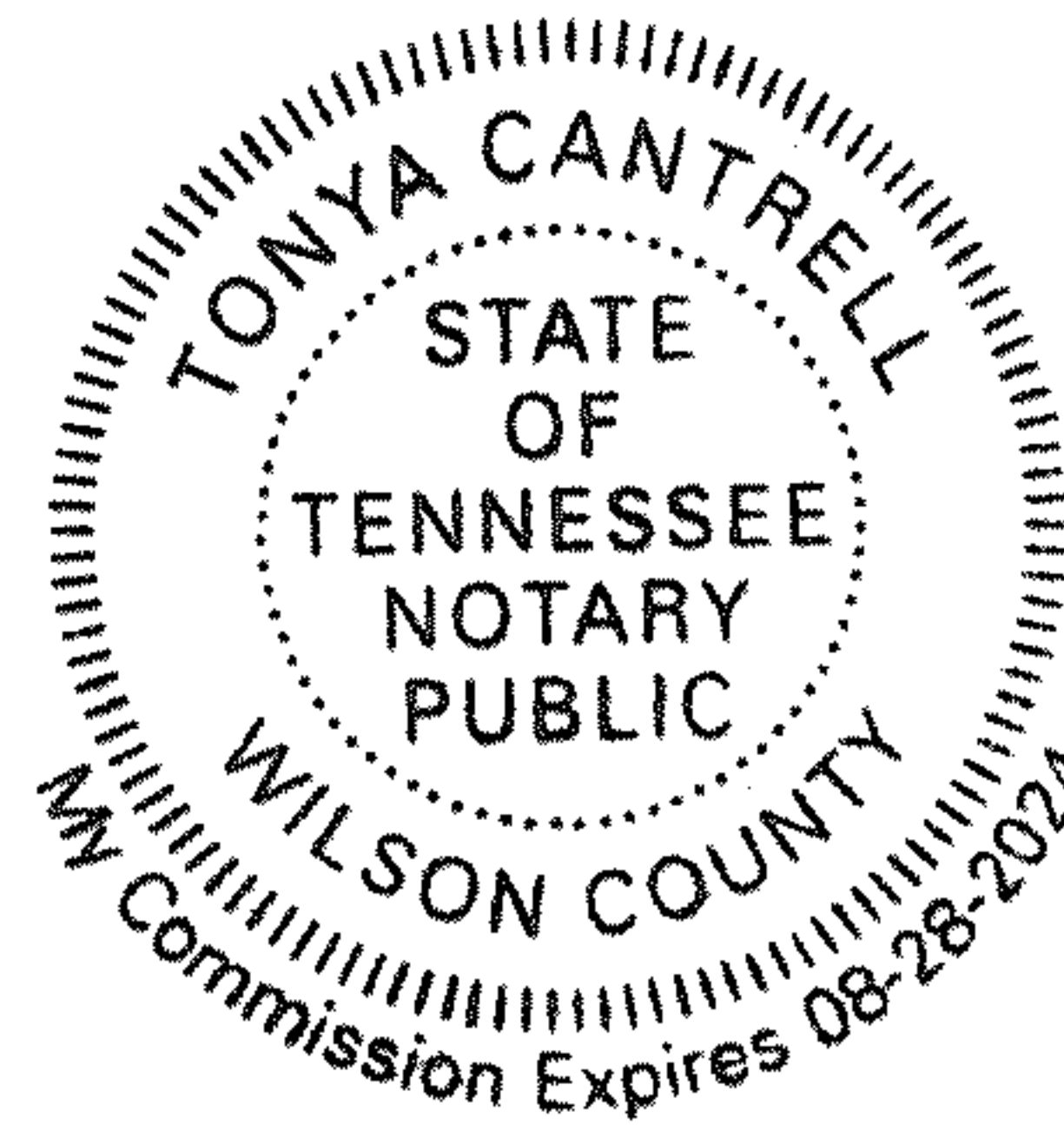
County of Williamson

On this 1st day of July, 2024, before me personally appeared **Allen Spruill**, whose name as **Personal Representative of The Estate of Linda Lee Spruill aka Linda Lee Lassiter Spruill, deceased, Probate Case No. 2023-000922**, proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and acknowledged that such person executed the same as such person free act and deed.



Tonya Cantrell, Notary Public

My commission expires 8/28/2024



DESCRIPTION OF ATTACHED DOCUMENT

Title or type of document: General Warranty Deed

Date of document: NA

Number of pages: two

EXHIBIT A

Property 1:

Lot 46, according to the Amended Map of Final Plat Camden Cove, Sector 7, as recorded in Map Book 30, Page 83, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2024 09:11:53 AM
\$92.00 BRITTANI
20240710000208160

General Warranty Deed -- Estate - JTROS (AL)

Allie S. Bevil