

SEND TAX NOTICE TO:
Ryan Crowley and Rebekah Crowley
3346 North Wildewood Drive
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 SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jack W. Monroe, Jr., Esq., as Personal Representative of the Estate of Parker C. Cole, deceased, Shelby County Probate Case No. PR-2023-000908**, whose address is 2013 Kentucky Avenue, Birmingham, Alabama 35216 (hereinafter "Grantor", whether one or more), by **Ryan Crowley and Rebekah Crowley**, whose address is 3346 North Wildewood Drive, Pelham, Alabama 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, **Ryan Crowley and Rebekah Crowley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3346 North Wildewood Drive, Pelham, AL 35124 to-wit:**

Lot 17, according to the Amended Map of Wildewood Village Third Addition, recorded in Map Book 8, page 182, in the Probate Office of Shelby County, Alabama.

Parker C. Cole was the surviving grantee of that certain deed recorded in Instrument No. 1995-29587, in the Probate Office of Shelby County, Alabama; the other grantee, Karen K. Cole, having died on or about January 28, 2016. Parker C. Cole and Karen K. Cole were husband and wife at the time of death of Karen K. Cole, and there were no decrees of divorce or annulment issued during their marriage.


Parker C. Cole was one and the same person as Parker Charles Cole.

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 mortgage in the amount of \$100,000.00 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 18th day of July, 2024.


Jack W. Monroe, Jr., Esq., as Personal Representative
of the Estate of Parker C. Cole, deceased,
Shelby County Probate Case No. PR-2023-000908

STATE OF ALABAMA
COUNTY OF SHELBY

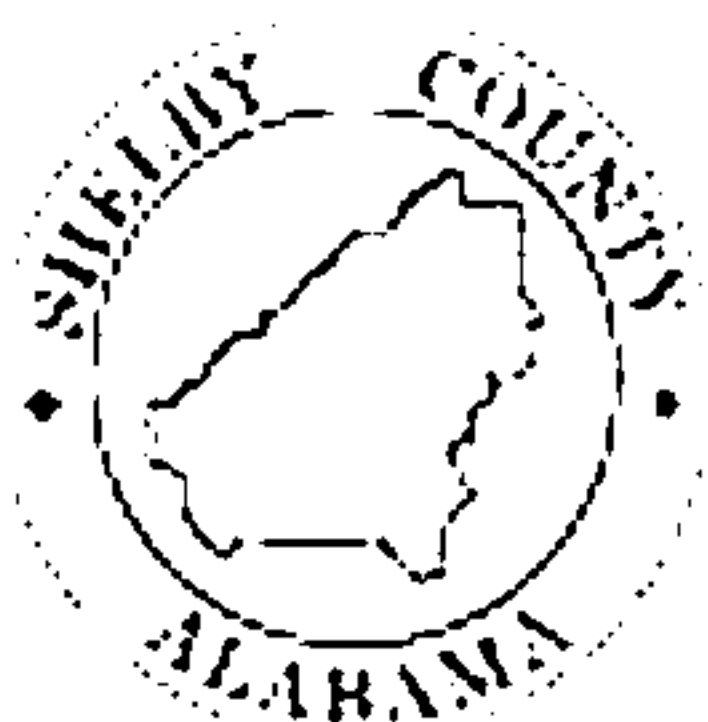
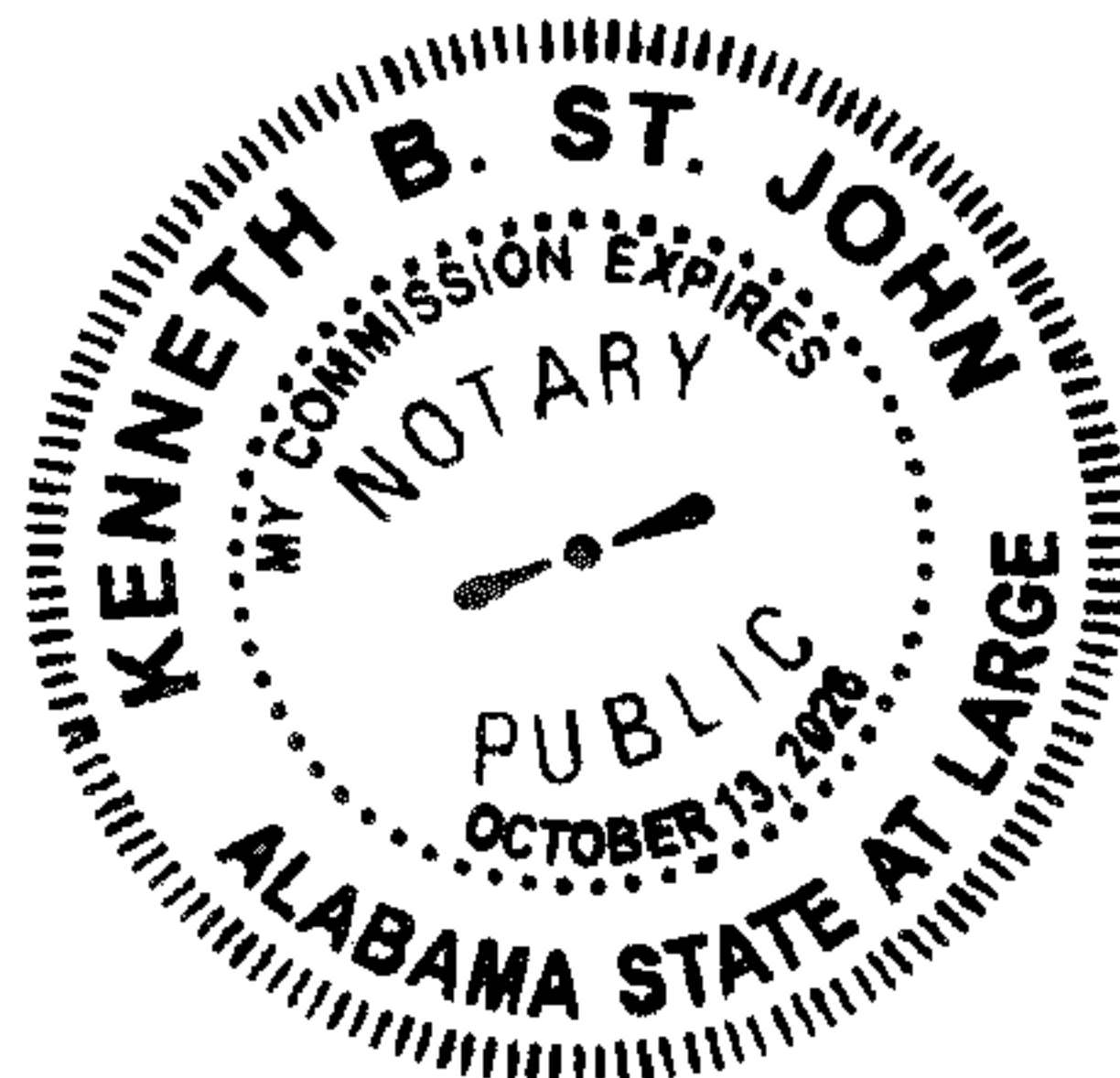
I, the undersigned Notary Public in and for said County and State, hereby certify that Jack W. Monroe, Jr., Esq., whose name as Personal Representative of the Estate of Parker C. Cole, deceased, Shelby County Probate Case No. PR-2023-000908, is signed to the foregoing conveyance, and who is known to 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.

Given under my hand and official seal this 18th day of July, 2024.


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
07/18/2024 03:09:28 PM
\$86.00 JOANN
20240718000220050

Allie S. Bayl