

Send Tax Notice to:

Graley A. Powell, Jr.

121 Waterford Cove Drive
Calera, AL 35040

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-24-5360**

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) 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

Donald N. Holley and Virginia Holley, Personal Representatives of The Estate of Hugh B Holley, deceased, Probate Case No. PR-2024-000107 (herein referred to as "Grantor," whether one or more), whose mailing address is

1843 Shades Crest Road, Vestavia Hills, AL 35216

by **Graley A. Powell, Jr. (herein referred to as "Grantee")**, whose mailing address is

121 Waterford Cove Drive, Calera, AL 35040

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 **121 Waterford Cove Drive, 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.

\$300,700.00 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 19th day of July, 2024

The Estate of Hugh B Holley, deceased, Probate Case No. PR-2024-000107

By: [Signature]
Donald N. Holley, Personal Representative

By: [Signature]
Virginia Holley, 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 **Donald N. Holley, Personal Representative and Virginia Holley, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Hugh B Holley, deceased, Probate Case No. PR-2024-000107**, 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 Hugh B Holley, deceased, Probate Case No. PR-2024-000107**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2024

[Signature]
Notary Public

Printed Name

My Commission Expires:

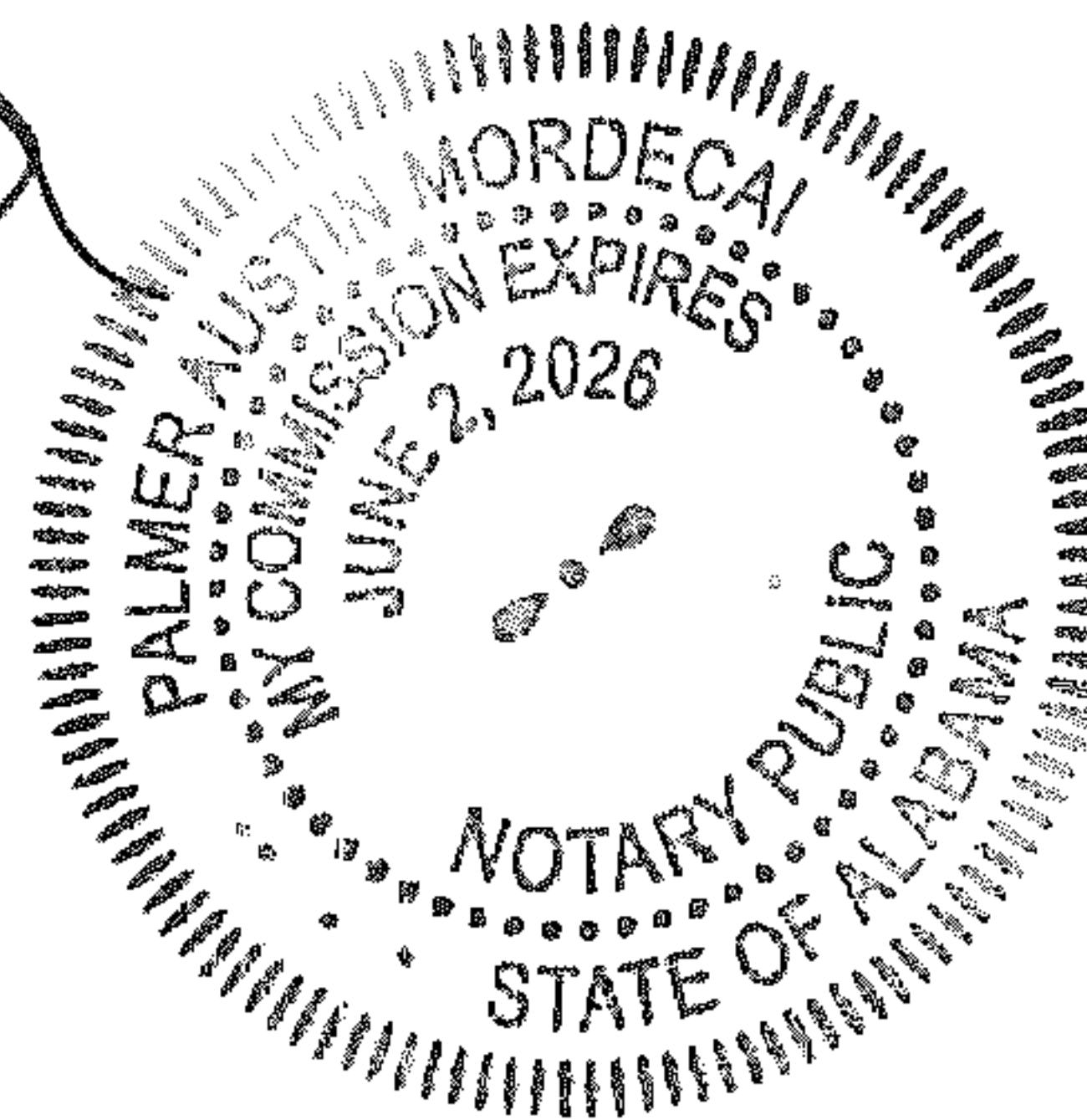


EXHIBIT A

Property 1:

Lot 644, according to the survey of Waterford Cove, 4th Sector, as recorded in Map Book 36, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 10:35:54 AM
\$38.50 BRITTANI
20240723000225550

General Warranty Deed - Estate (AL)

Allen S. Bayl