

SEND TAX NOTICE TO:

Kristin G. Massie
1406 Mollys Place
Alabaster, AL 35007

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 **TWO HUNDRED FORTY SEVEN THOUSAND AND 00/100 (\$247,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lindsay R. Mixon, as Personal Representative of the Estate of Harold W. Mixon, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000612**, whose address is **4151 NW 16th DRIVE, GAINESVILLE, FL 32605** (hereinafter "Grantor", whether one or more), by **Kristin G. Massie**, whose address is 1406 Mollys Place, Alabaster, AL 35007 (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, **Kristin G. Massie**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1406 Mollys Place, Alabaster, AL 35007 to-wit:**

Lot 70, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, page 123 in the Probate Office of Shelby County, Alabama.

Harold W. Mixon, Jr. was also known as Harold W. Chuck Mixon and Harold W. Chuck Mixon, Jr..

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 \$98,900.00 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 31st day of July, 2024.

Lindsay R. Mixon

**Lindsay R. Mixon, as Personal Representative
of the Estate of Harold W. Mixon, Jr., deceased,
Shelby County, Alabama Probate Case No. PR-2022-000612**

STATE OF FLORIDA

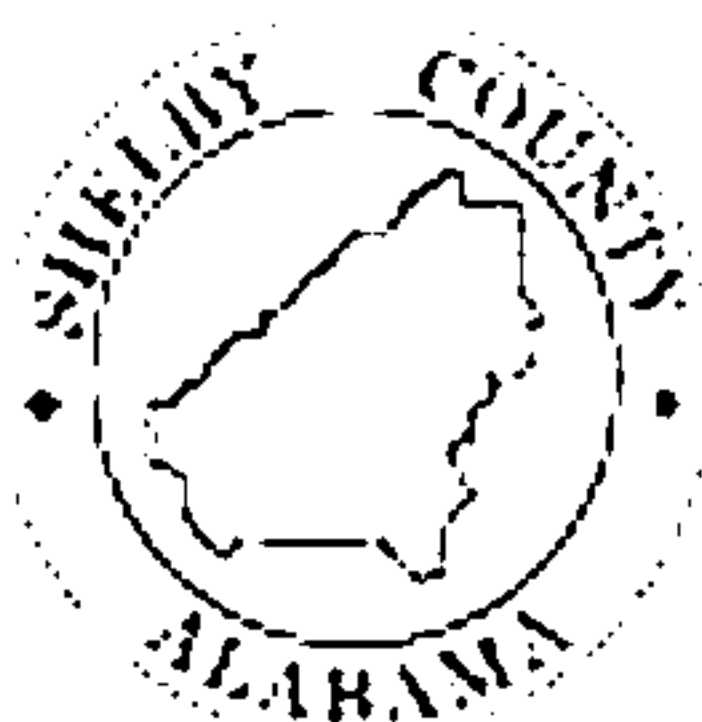
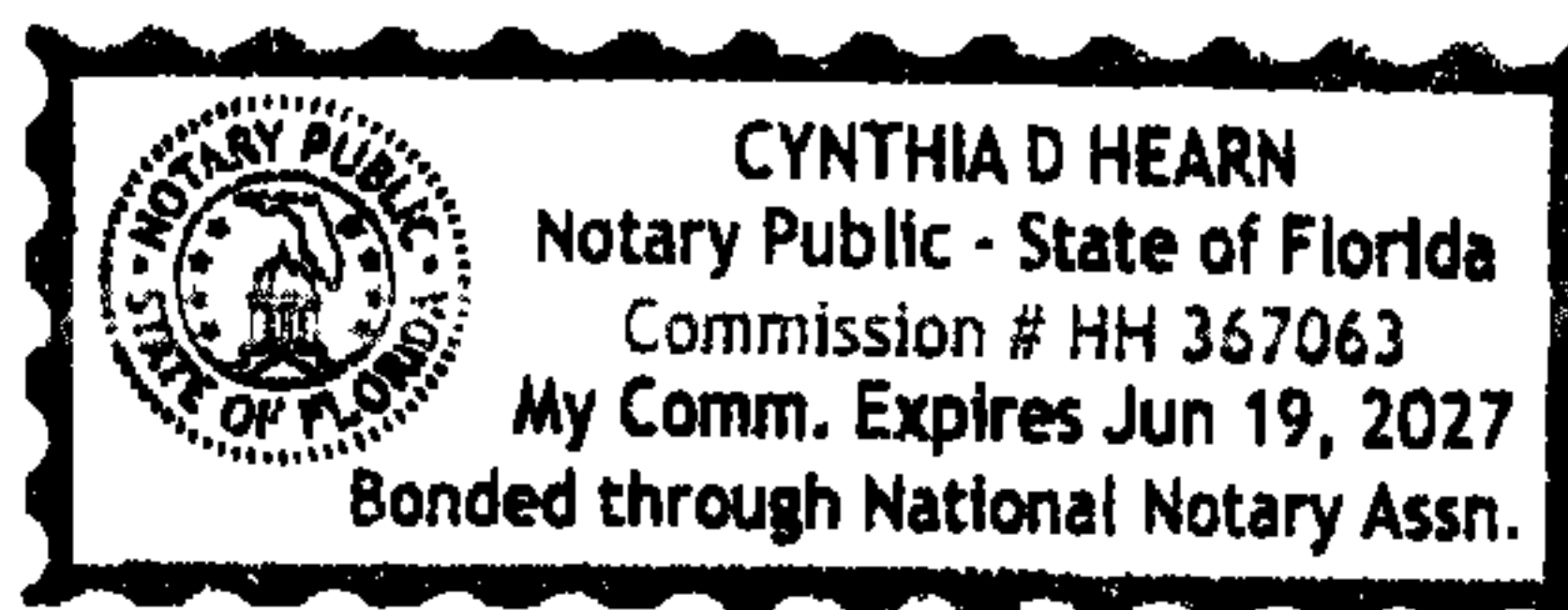
COUNTY OF Alachua

I, the undersigned Notary Public in and for said County and State, hereby certify that Lindsay R. Mixon, whose name as Personal Representative of the Estate of Harold W. Mixon, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000612, 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 31st day of July, 2024.

Cynthia D. Hearn
Notary Public
Print Name: Cynthia D. Hearn

My Commission Expires:
June 19, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2024 03:04:21 PM
\$175.50 JOANN
20240802000241240

Allen S. Bayl