

Send Tax Notice to:
Frank Eugene Game and Patricia W.
Game
108 Keeneland Green
Pelham, AL 35124

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

File: **PEL-24-5860**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THIRTY ONE THOUSAND AND 00/100 (\$431,000.00)** 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

Spencer Feltman, Personal Representative of Estate of Daphne Renee Feltman (aka Daphne Vaughan Feltman), deceased Shelby County Probate Case No. PR-2024-000816, and Feltman Family Trust created in the Last Will and Testament of Daphne Renee Feltman dated 1/29/2024 (herein referred to as "Grantor," whether one or more), whose mailing address is

3033 Adley Circle, Hoover, AL 35244

by **Frank Eugene Game and Patricia W. Game (herein referred to as "Grantee," whether one or more),** whose mailing address is

108 Keeneland Green, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **108 Keeneland Green, Pelham, AL 35124**, 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.

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 08 day of August, 2024.

Estate of Daphne Renee Feltman (aka Daphne Vaughan Feltman), deceased Shelby County Probate Case No. PR-2024-000816

By: *Spencer Feltman*
Spencer Feltman, Personal Representative

Feltman Family Trust created in the Last Will and Testament of Daphne Renee Feltman dated 1/29/2024

By: *Spencer Feltman*
Spencer Feltman, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Spencer Feltman, Personal Representative of Estate of Daphne Renee Feltman (aka Daphne Vaughan Feltman), deceased Shelby County Probate Case No. PR-2024-000816 and Spencer Feltman, Trustee of Feltman Family Trust created in the Last Will and Testament of Daphne Renee Feltman dated 1/29/2024 whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 08 day of August, 2024.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026

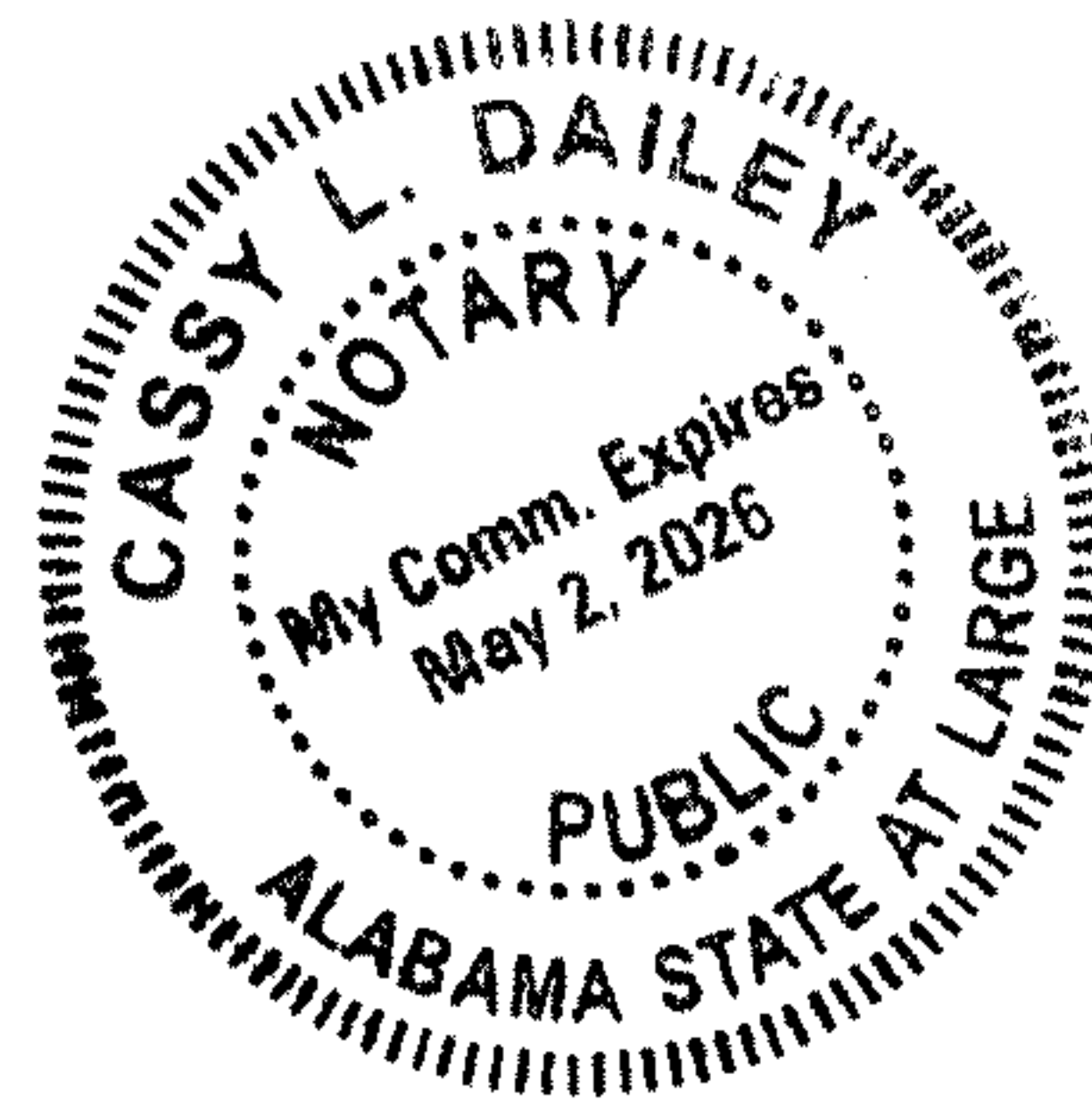
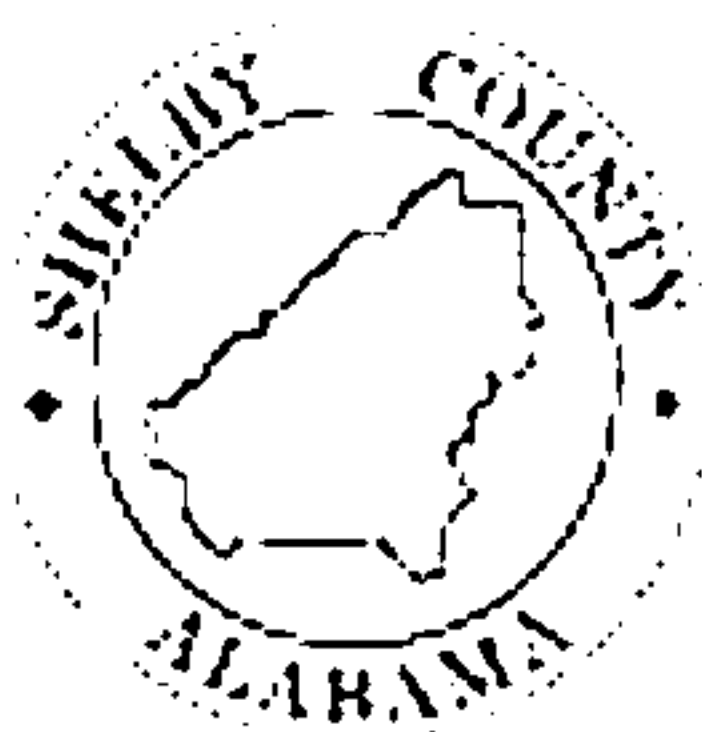


EXHIBIT A

Property 1:

Lot 38, according to the Final Plat of Keeneland Valley, as recorded in Map Book 45, page 68 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
08/14/2024 09:11:10 AM
\$462.00 JOANN
20240814000253570

Allen S. Bayl