

Send Tax Notice to:
Synergy Enterprises, LLC
2379 Arbor Glenn
Birmingham, AL 35244

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

File: PEL-24-5408

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) 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 **Melody F. Jones, Personal Representative of Estate of Earnest Stanley Francis, deceased, Shelby Case No. PR-2024-000131 (herein referred to as "Grantor," whether one or more)**, whose mailing address is 17486 County Road 89, Mentone, AL 35984

by **Synergy Enterprises, LLC (herein referred to as "Grantee")**, whose mailing address is 2379 Arbor Glenn, Birmingham, AL 35244

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 **3426 Wildewood Drive, 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.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Earnest Stanley Francis acquired title with Judith Roberts Francis by deed in Book 286 Page 609. Earnest Stanley Francis was awarded the property, and Judith Roberts Francis was divested of all interest therein, by divorce decree dated July 2, 2009 in Shelby County Circuit Court DR-2009-900120.

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 21 day of August, 2024.

Estate of Earnest Stanley Francis, deceased, Shelby Case No. PR-2024-000131

By: Melody F Jones, PR
Melody F. Jones, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melody F. Jones**, whose name(s) as **Personal Representative(s) of Estate of Earnest Stanley Francis, deceased, Shelby Case No. PR-2024-000131**, 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 **Estate of Earnest Stanley Francis, deceased, Shelby Case No. PR-2024-000131**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of August, 2024.

Cassidy L. Dailey
Notary Public

Cassidy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

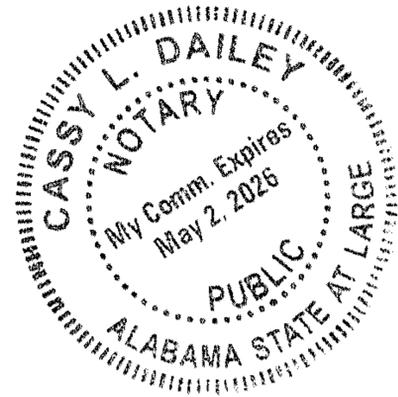


EXHIBIT A

Property 1:

Lot 12, in Block 2, according to the Survey of Wildewood Village, First Addition, as recorded in Map Book 8, Page 38, 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
08/27/2024 11:15:30 AM
\$208.00 JOANN
20240827000267210

Alvin S. Boyd