

Send Tax Notice to:
Joshua Blake and Brooklynn Smith
685 Treymoor Lake Circle
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-6985

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)** 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

Robert James Arnold, Personal Representative of Estate of Judith C. Arnold, deceased, Probate Case No. PR-2024-000898, Shelby County, Alabama (herein referred to as "Grantor," whether one or more), whose mailing address is

405 Old Cahaba Way, Helena, AL 35080

by **Joshua Blake and Brooklynn Smith (herein referred to as "Grantee," whether one or more),** whose mailing address is

685 Treymoor Lake Cir., Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **685 Treymoor Lake Cir., Alabaster, AL 35007**, 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.

Judith A. Arnold and Judith C. Arnold are one and the same person.

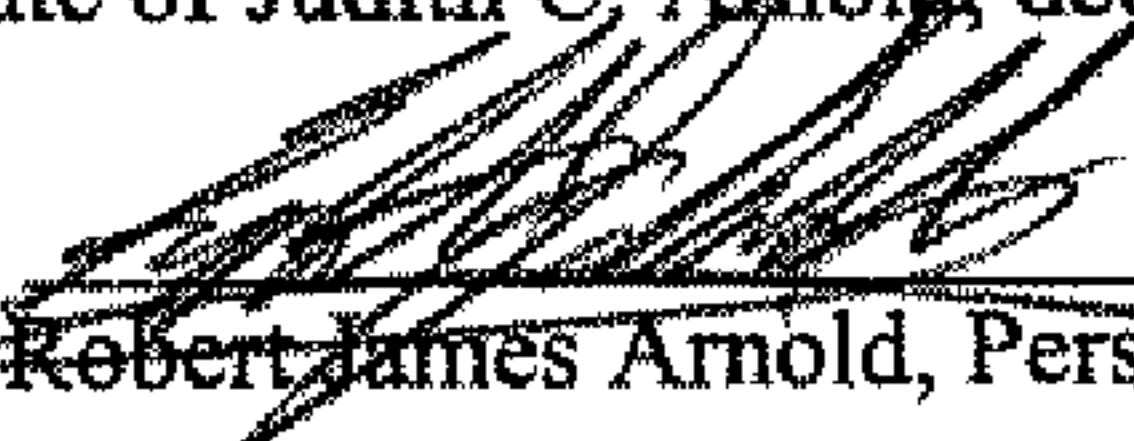
\$203,700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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 23 day of September 20 24.

Estate of Judith C. Arnold, deceased, Probate Case No. PR-2024-000898, Shelby County, Alabama

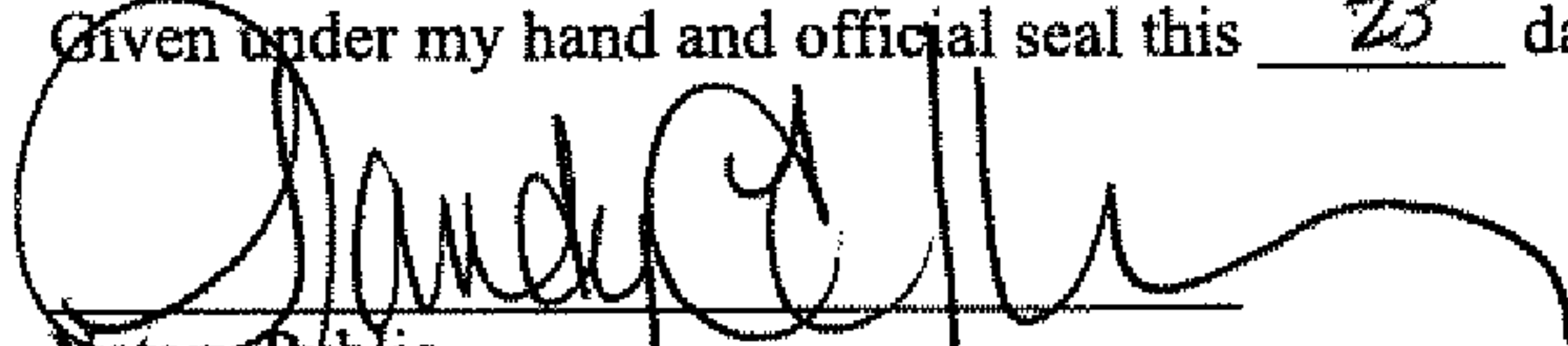
By: 

~~Robert James Arnold, 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 **Robert James Arnold**, whose name(s) as **Personal Representative(s)** of **Estate of Judith C. Arnold, deceased, Probate Case No. PR-2024-000898, Shelby County, Alabama**, 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 Judith C. Arnold, deceased, Probate Case No. PR-2024-000898, Shelby County, Alabama**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of September, 2024


Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

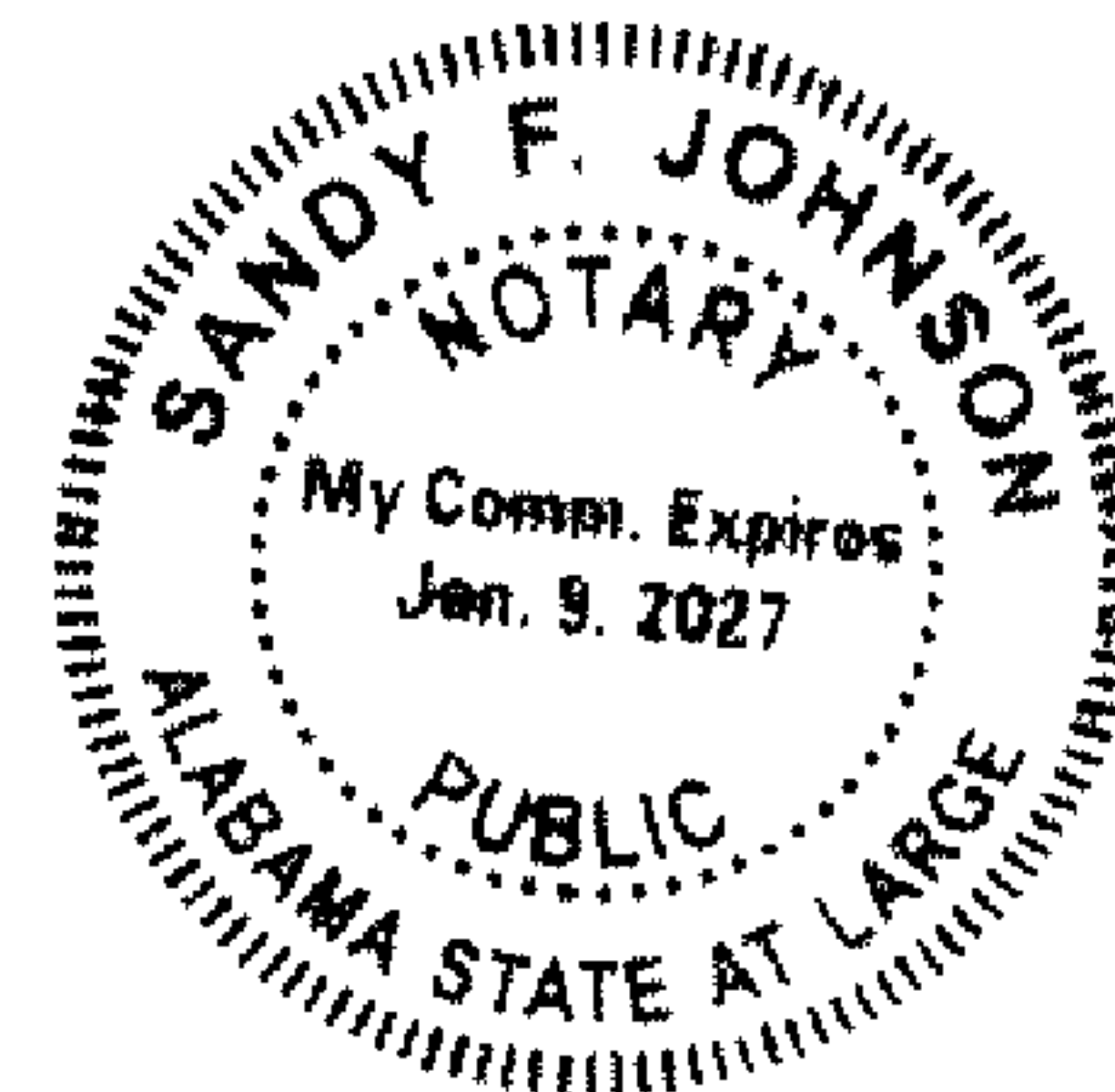


EXHIBIT A

Property 1:

Lot 561, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, 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
09/24/2024 09:41:16 AM
\$35.50 PAYGE
20240924000296600

Allen S. Bayl