

Send tax notice to:  
Cayman Weissgerber  
3328 Sunny Meadows Court  
Birmingham, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA

2024322

Shelby COUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Four Thousand Nine Hundred and 00/100 Dollars (\$294,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **John Anthony Lovoy as Personal Representative of the Estate of Frances J Lovoy, deceased, Probate Case No. PR-2023-000760** whose mailing address is: 5000 Longleaf Ln, Birmingham, AL 35242 (hereinafter referred to as Grantors) in hand paid by **Cayman Weissgerber** whose property address is: **3328 Sunny Meadows Court, Birmingham, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7, according to the survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, page 1 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 57, Page 608, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company as to underground cables as recorded in Misc. Book 57, Page 704, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as set forth in Deed Book 134, Page 514 and Deed Book 139, Page 140.
5. Agreement with Alabama Power Company as recorded in Misc. Book 57, Page 705.
6. Transmission line permit to Alabama Power Company as recorded in Real Book 1, Page 366.
7. Easements and building lines as shown on recorded map

**\$286,053.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Estate of Frances J Lovoy by John Anthony Lovoy, its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30 day of September, 2024.

Estate of Frances J Lovoy

BY *John Anthony Lovoy, Pers Rep of Estate*  
John Anthony Lovoy, 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 John Anthony Lovoy, whose name as Personal Representative of the Estate of Frances J Lovoy, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Frances J Lovoy, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 30 day of September, 2024.

*Charles D. Stewart*  
Notary Public  
Print Name: *Charles D. Stewart*  
Commission Expires: *April 30, 2028*  
STATE OF ALABAMA  
*CS 28*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/02/2024 08:12:18 AM  
\$34.00 BRITTANI  
20241002000306990

*Alli S. Boyd*