

Send Tax Notice to:
Mark R. Handlan and Mary Jane
Ryan-Handlan Living Trust
146 Barnsley St.
Wilsonville, AL 35186

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

File: **PEL-24-7922**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00) 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 **Judy B. Shepura, Esq., Personal Representative of The Estate of Daniel Boyd Smith, deceased (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1130 22nd Street South, Birmingham, AL 35205

by **Mark R. Handlan and Mary Jane Ryan-Handlan, Trustees of Mark R. Handlan and Mary Jane Ryan-Handlan Living Trust dated February 26, 2019 (herein referred to as "Grantee")**, whose mailing address is

146 Barnsley Street, Wilsonville, AL 35186

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 **129 Terry Lane, Harpersville, AL 35078**, 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Daniel Boyd Smith, Grantee in that Certain Deed filed at Instrument No. 20211116000551120 is deceased, having died on or about February 11, 2024.

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 9th day of October, 2024.

The Estate of Daniel Boyd Smith, deceased

By: Judy B. Shepura
Judy B. Shepura, Esq., 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 **Judy B. Shepura, Esq., Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Daniel Boyd Smith, deceased**, 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 **The Estate of Daniel Boyd Smith, deceased**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2024.

Emily V Frost
Notary Public

EMILY V. FROST
Printed Name

My Commission Expires: 3/12/2027



EXHIBIT A

Property 1:

Lot 1, according to the survey of Tera Baker Family Subdivision as recorded in Map Book 24, Page 107, 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
10/16/2024 02:00:02 PM
\$270.00 DANIEL
20241016000325030

Allen S. Bayl