

Send Tax Notice to:
Israel Washington
1550 Northwood Drive
Cincinnati, Ohio 45237

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-6531

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

Harry Washington, Jr, Personal Representative of The Estate of Queen Esther Fulgham, Shelby County Probate Case No. PR-23-228 (herein referred to as "Grantor," whether one or more), whose mailing address is 289 Simmsville Road, Alabaster, AL 35007

by Israel Washington (herein referred to as "Grantee"), whose mailing address is 1550 Northwood Drive, Cincinnati, OH 45237

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 3004 Highview Lane, Calera, AL 35040, 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.

Willie C. Fulgham died on or about August 20, 2022.

Queen E. Fulgham died on or about September 21, 2022.

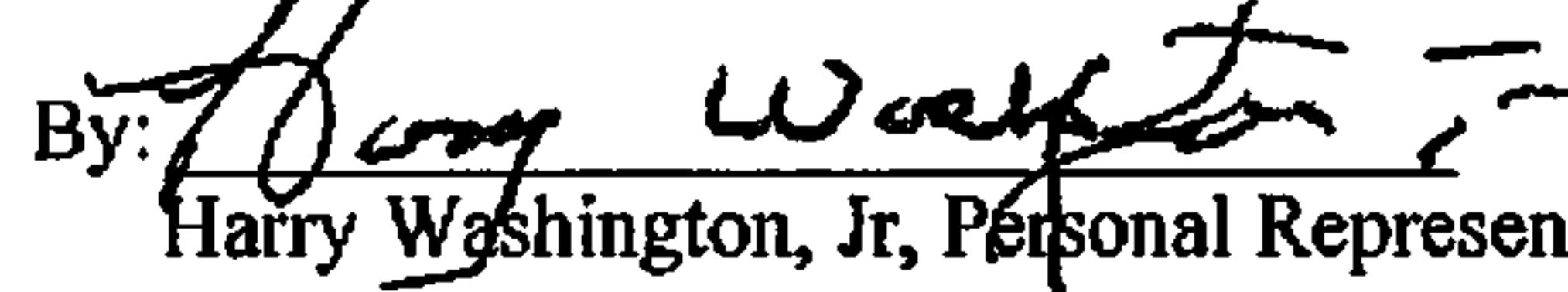
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

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 1st day of November, 2024.

The Estate of Queen Esther Fulgham, Shelby County Probate Case No. PR-23-228

By: 
Harry Washington, Jr, Personal Representative

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry Washington, Jr, whose name(s) as Personal Representative(s) of The Estate of Queen Esther Fulgham, Shelby County Probate Case No. PR-23-228, is 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, he, with full authority on behalf of The Estate of Queen Esther Fulgham, Shelby County Probate Case No. PR-23-228, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2024.

Notary Public
Shami S Malone
Printed Name
My Commission Expires: 11/3/2024

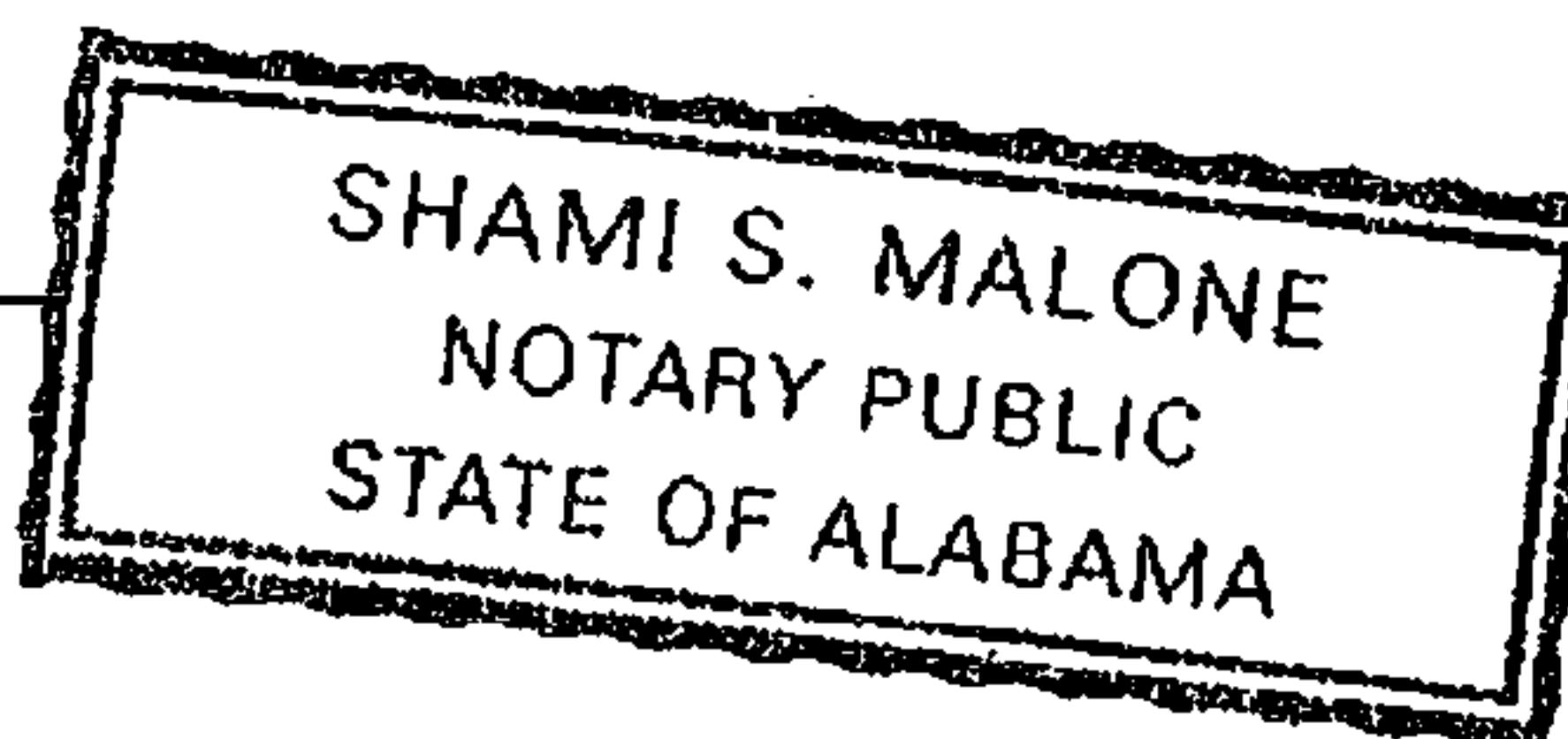
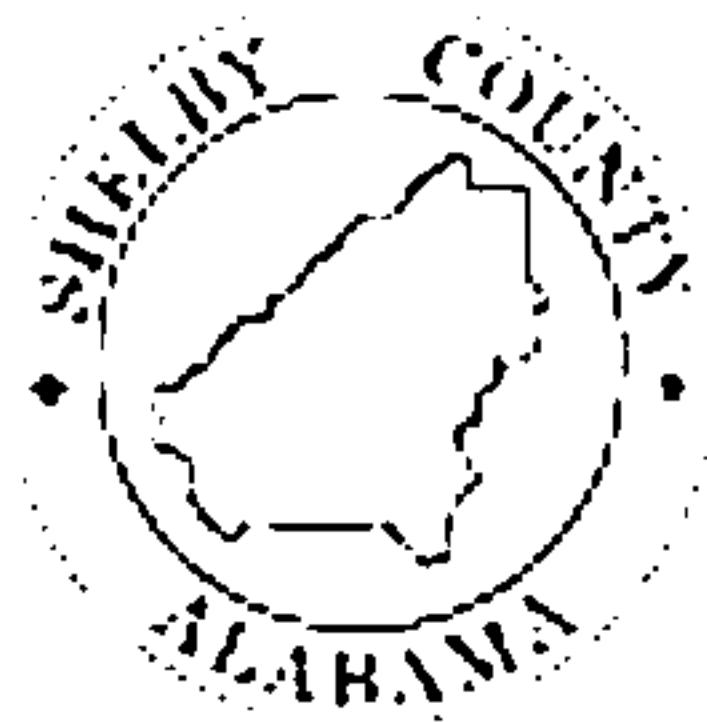


EXHIBIT A

Property 1:

Lot 999, according to the Final Plat of Waterford Highlands Sector 4, Phase 2, as recorded in Map Book 36, Page 15
A and B 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
11/01/2024 02:30:02 PM
\$238.00 PAYGE
20241101000341620

Allen S. Bayl