

SEND TAX NOTICE TO:

John Leland Hollis, Jr. and Sonia Coleman

510 10th St. SW
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED SIXTY THOUSAND AND 00/100 (\$160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patrick Daniel Cronin, an unmarried man**, whose address is 12070 Virginia Ave. Foley, AL 36535 (hereinafter "Grantor", whether one or more), by **John Leland Hollis, Jr. and Sonia Coleman**, whose address is 510 10th St. SW. Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **John Leland Hollis, Jr. and Sonia Coleman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **510 10th Street Southwest, Alabaster, AL 35007 to-wit:**

Lot 7, Sector 2 of the Resurvey of the First Addition of the J.G. Lacey Subdivision, as recorded in Map Book 5, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

Patrick Daniel Cronin is the surviving grantee of that certain deed recorded in Instrument # 1993-27044, in the Probate Office of Shelby County, Alabama; the other grantee, Gloria Lewis Cronin, having died on or about the 4th day of April, 2012. Patrick Daniel Cronin and Gloria Lewis Cronin were husband and wife at the time of death of Gloria Lewis Cronin, and there were no decrees of divorce or annulment issued during their marriage.

Gloria Lewis Cronin was one and the same person as Gloria E. Cronin.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of November, 2024.

*Patrick Daniel Cronin
By Charles Schwartz
his Attorney in Fact*

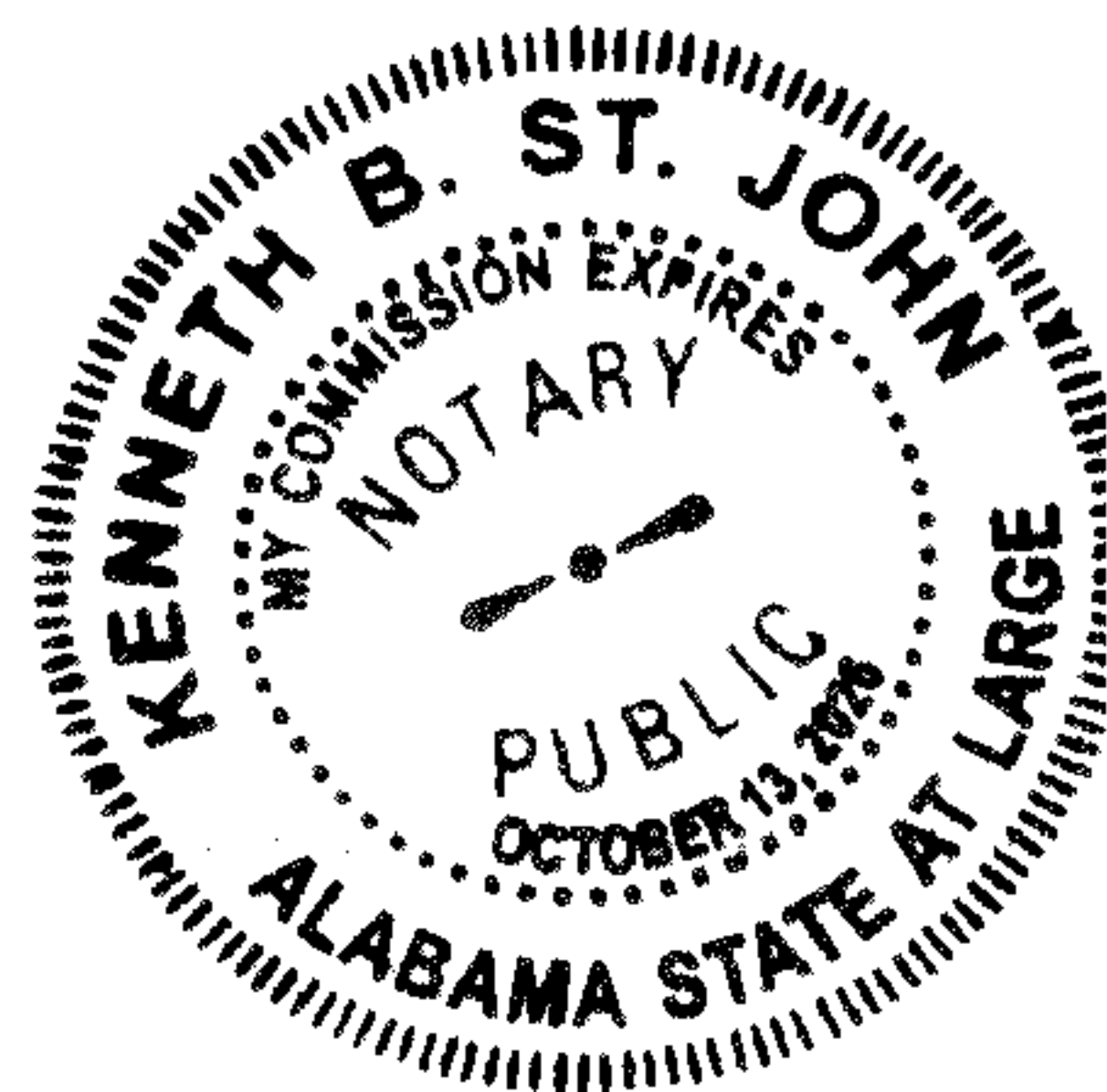
Patrick Daniel Cronin by Charles Schwartz,
his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Charles Schwartz** whose name as **Attorney-In-Fact** for **Patrick Daniel Cronin**, 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 said conveyance, he, in his capacity as such **Attorney-In-Fact**, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November, 2024.

[Signature]
Notary Public
Print Name: *Kenneth B. St. John*
My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 09:22:46 AM
\$185.00 PAYGE
20241112000350010

Allie S. Bayl