

SEND TAX NOTICE TO:

Doris Latta Ingram, Trustee of The Robert Todd Parrish
Special Needs Trust Est 9/11/2024
455 Woodward Road
Trussville AL 35173

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 FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Amy C. Riley, a married person, and Stacie L. Anderson, a married person**, whose address is 1017 Eagle Nest Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Doris Latta Ingram, Trustee of The Robert Todd Parrish Special Needs Trust Est 9/11/2024**, whose address is , (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 **Doris Latta Ingram, Trustee of The Robert Todd Parrish Special Needs Trust Est 9/11/2024**, the following described real estate situated in Shelby County, Alabama, the address of which is **702 Morning Sun Drive, Birmingham, AL 35242** to-wit:

Unit 702, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium, a Plan, is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

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.

Amy C. Riley, and Stacie L. Anderson is the surviving grantee of that deed recorded in Instrument Number 20230810000242740, in the Probate Office of Shelby County, Alabama; the other grantee Judith L. Anderson, having died on or about the 25th day of January 2024.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

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.

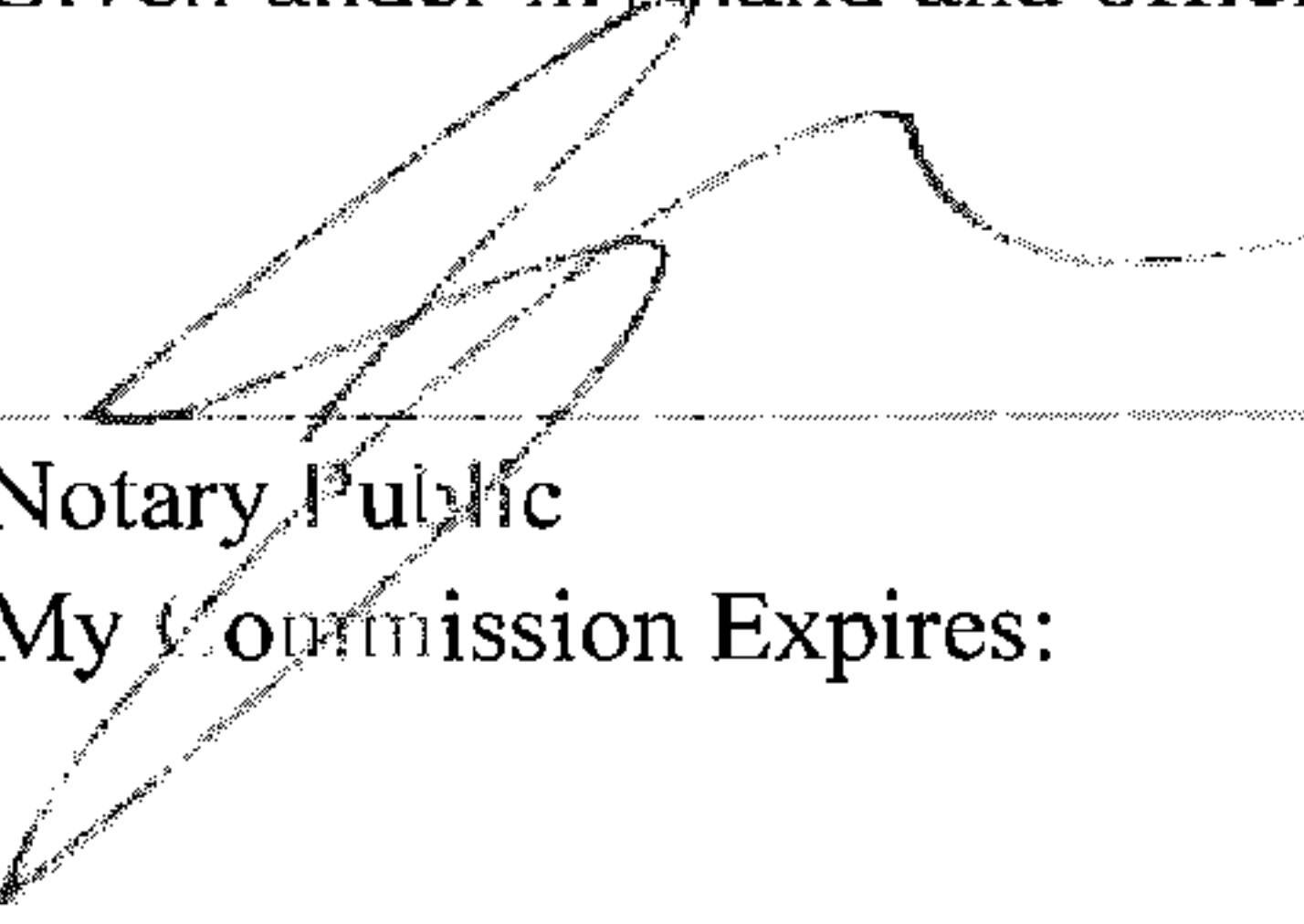
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of November, 2024.


Amy C. Riley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Amy C. Riley whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2024.


Notary Public
My Commission Expires:

~~PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26~~

PSM

~~PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26~~

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of November, 2024.



Stacie L. Anderson

STATE OF North Dakota
COUNTY OF Ward

I, the undersigned Notary Public in and for said County and State, hereby certify that Stacie L. Anderson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2024.



Notary Public
My Commission Expires: 01/21/2025

ROBERT L. TIMM
Notary Public
State of North Dakota
My Commission Expires January 21, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 02:41:09 PM
\$183.00 BRITTANI
20241112000351730

