

**SEND TAX NOTICE TO:**

Ken Bettini  
183 Cove Lane  
Pelham, AL 35124

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 **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Angela Mincey, as Personal Representative of the Estate of Ornell Marcus, Jr., deceased, Shelby County Probate Case No. PR-2024-000727**, whose address is 2100 Shiloh Valley Drive NW, Apt. 5024, Kennesaw, GA 30144 (hereinafter "Grantor", whether one or more), by **Ken Bettini**, whose address is 183 Cove Lane, Pelham, AL 35124 (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, **Ken Bettini**, the following described real estate situated in Shelby County, Alabama, **the address of which is 183 Cove Lane, Pelham, AL 35124 to-wit:**

**Lot 2845, according to A Corrective Map of Weatherly Highlands The Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama.**

**Ornell Marcus, Jr., deceased (Shelby County Probate Case No. PR-2024-000727), was one and the same person as Ornell Marcus, Jr., grantee in that certain deed recorded in Instrument No. 20031028000718110, in the Probate Office of Shelby County, Alabama.**

**Ornell Marcus, Jr., deceased, was also one and the same person as Ornell Marcus.**

**Ornell Marcus, Jr., having died on or about March 24, 2024, was the surviving grantee of that certain deed recorded in Instrument No. 20031028000718110, in the Probate Office of Shelby County, Alabama; the other grantee, Annie Marcus, having died on or about June 8, 2021. Ornell Marcus, Jr. and Annie Marcus were husband and wife at the time of death of Annie Marcus, and there were no decrees of divorce or annulment issued during their marriage.**


**Annie Marcus was one and the same person as Annie Lois Franklin and Annie Lois Marcus.**

**Ken Bettini is one and the same person Kenneth Bettini.**

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 15<sup>th</sup> day of November, 2024.


  
 Angela Mincey, as Personal Representative  
 of the Estate of Ornell Marcus, Jr., deceased,  
 Shelby County Probate Case No. PR-2024-000727

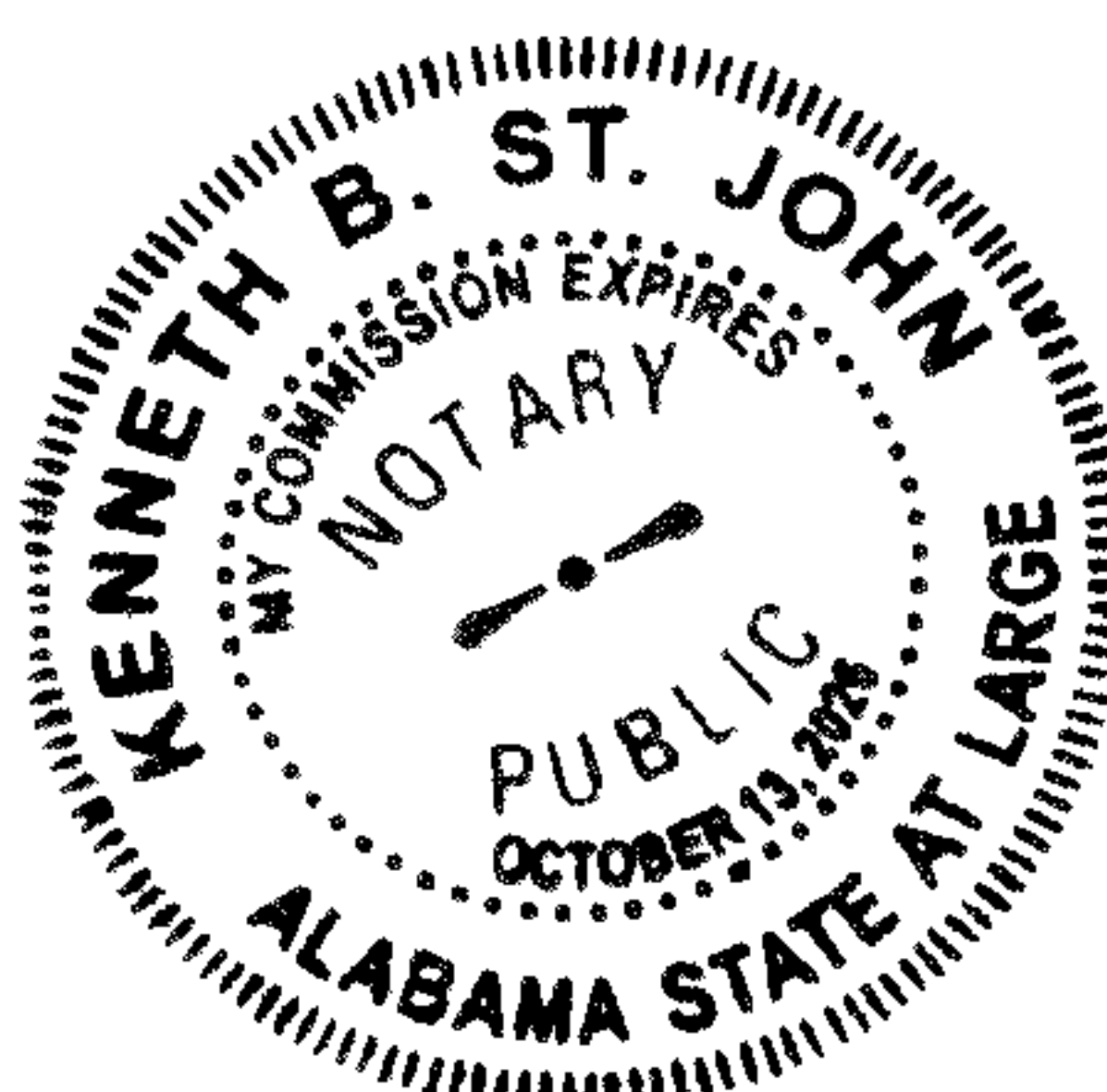
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Angela Mincey**, whose name as Personal Representative of the Estate of Ornell Marcus, Jr., deceased, Shelby County Probate Case No. PR-2024-000727, 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, she, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of November, 2024.

  
 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  
 11/15/2024 12:37:14 PM  
 \$325.00 BRITTANI  
 20241115000355020