

SEND TAX NOTICE TO:

Mitchell Morin
153 The Heights Drive
Calera, AL 35040

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 **TWO HUNDRED FIVE THOUSAND AND 00/100 (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Racheal L. Finley aka Rachael Lynn Bailey, as Personal Representative of the Estate of Howard Finley Jr., deceased, Shelby County Probate Case No. PR-2024-000033**, whose address is **210 Rock Springs Rd, Warrior, AL 35180**

(hereinafter "Grantor", whether one or more), by **Mitchell Morin**, whose address is 153 The Heights Drive, Calera, AL 35040 (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, **Mitchell Morin**, the following described real estate situated in Shelby County, Alabama, **the address of which is 153 The Heights Drive, Calera, AL 35040 to-wit:**

Lot 14, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Rachael Lynn Bailey (AKA Rachael Lynn Finley), Personal Representative of the Estate of Howard Finley Jr., deceased, Shelby County Probate Case No. PR-2024-000033, as shown in Letters Testamentary recorded in Instrument No. 20240123000016740, IS ONE AND THE SAME PERSON as Racheal L. Finley, Racheal Finley, Racheal Lynn Finley, and Racheal Lynn Bailey.

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.

Subject to a third-party mortgage in the amount of \$207,070.00 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 20th day of November, 2024.

Racheal L. Finley

**Racheal L. Finley aka Rachael Lynn Bailey,
as Personal Representative of the Estate of
Howard Finley Jr., deceased, Shelby County
Probate Case No. PR-2024-000033**

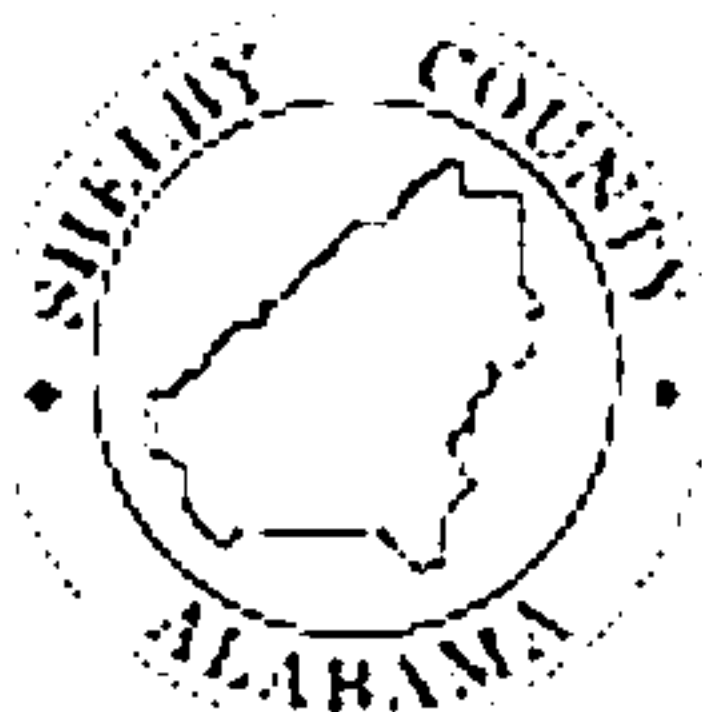
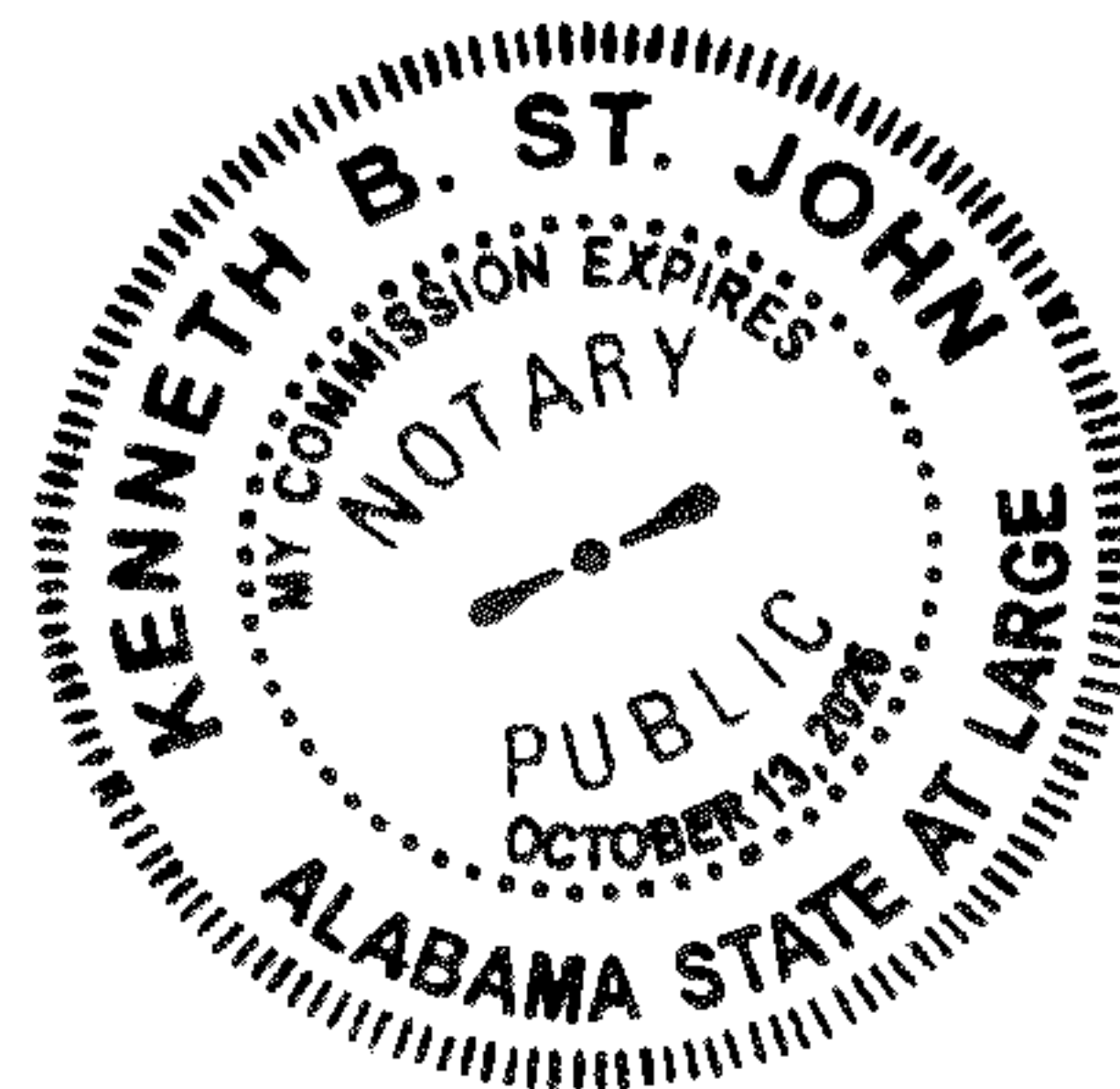
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Racheal L. Finley aka Rachael Lynn Bailey, whose name as Personal Representative of the Estate of Howard Finley Jr., deceased, Shelby County Probate Case No. PR-2024-000033 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 20th 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
11/20/2024 12:35:14 PM
\$26.00 DANIEL
20241120000360260

Allie S. Bayl