

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
Marie S. Guess
968 Fox Valley Farms Road
Maylene, AL 35114

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, ^{Deed Amount: 300,000.00}
^{Mortgage Amount: 285,000.00}

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John William Redmond, Jr., a married man, and Carol Jill Redmond Crosby, a married woman, being the sole heirs and next-of-kin of John W. Redmond, deceased**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marie S. Guess**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

From the NE corner of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20 South, Range 3 West, run Westerly along the North boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 268.93 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 405.0 ft; thence turn an angle of 91 deg. 47 min. to the left and run Southerly parallel to the East boundary line of the SE 1/4 pf the SE 1/4 of Sec. 32, Township 20S, Range 3W for 577.70 feet; thence turn an angle of 98 deg. 56 min., to the left and run Northeasterly 165.35 feet; thence turn an angle of 06 deg. 56 min. to the right and continue Northeasterly for 242.56 feet; thence turn an angle of 88 deg. 00 min. to the left and run Northerly parallel to the East boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 531.52 feet mort or less to the point of beginning.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

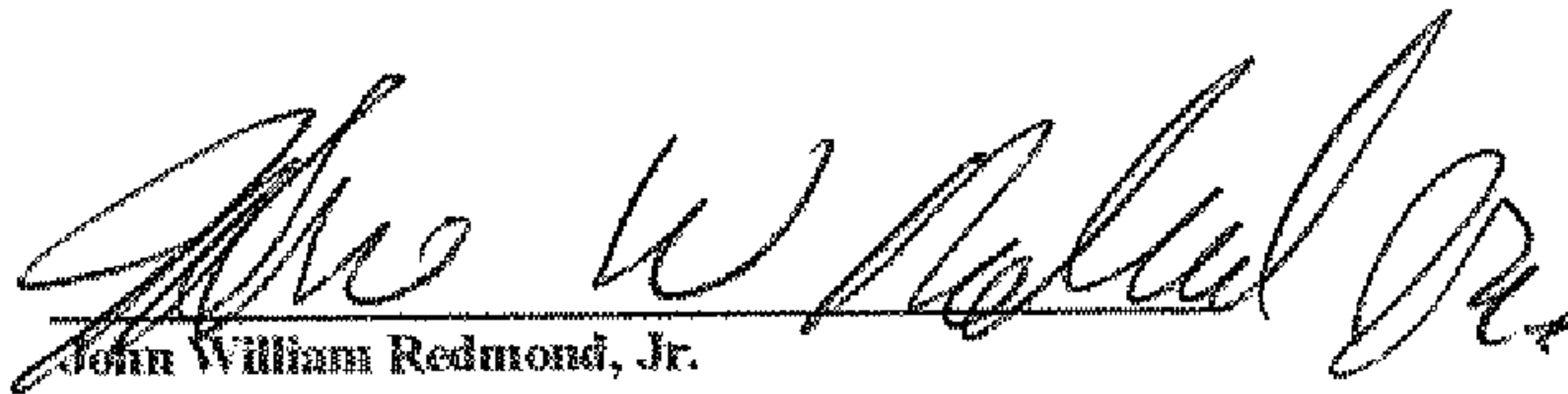
Co Grantee with survivorship, Etta P. Redmond predeceased at 12/25/2015.

The above-described property does not constitute the homestead of any grantor, nor that of any respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their 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 1 day of November, 2024.

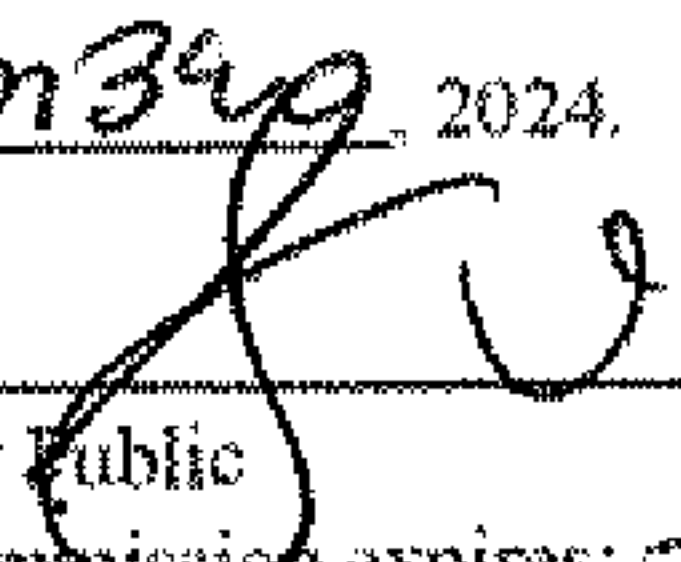

John William Redmond, Jr.

STATE OF FLORIDA
COUNTY OF WALTON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John William Redmond, Jr.**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

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




Notary Public
My commission expires: July 17, 2026

Carol Jill Redmond Crosby

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol Jill Redmond Crosby**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2024.

Notary Public
My commission expires: _____

John William Redmond, Jr.

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John William Redmond, Jr.**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2024.

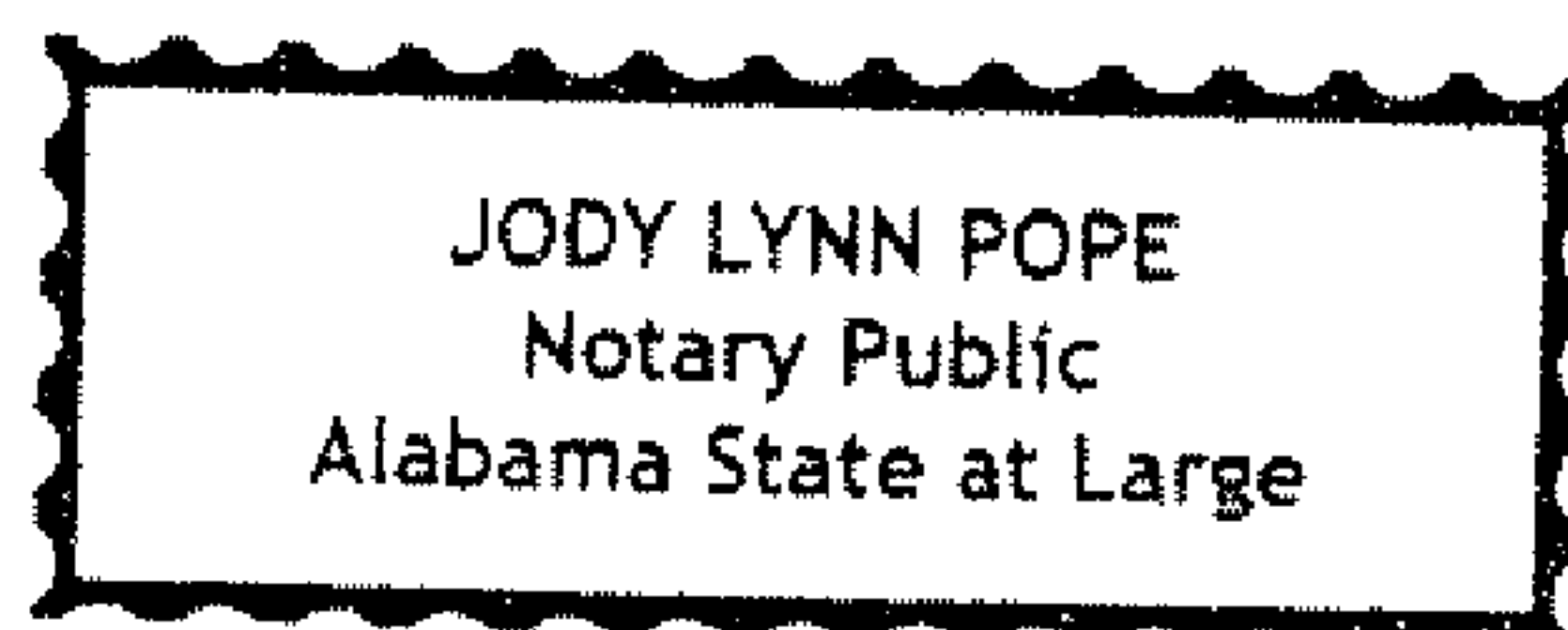
Notary Public
My commission expires:

Carol Jill Redmond Crosby
Carol Jill Redmond Crosby

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol Jill Redmond Crosby**, whose name 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 executed the same voluntarily on the day the same bears date.

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



Jody Lynn Pope
Notary Public
My commission expires: My Commission Expires
July 12, 2028

STATE OF ALABAMA
COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, **John William Redmond, Jr. and Carol Jill Redmond Crosby**, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. Etta P. Redmond a/k/a Etta P. Edwards & John W. Redmond to Etta P. Redmond & John W. Redmond (both now deceased) by deed dated 09/07/1995 and recorded on 09/11/1995 in Book 1995 at Page 25191 in the Official Records of the Shelby County, AL Recording Office.

The above referenced real estate is hereinafter described, as follows:

From the NE corner of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20 South, Range 3 West, run Westerly along the North boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 268.93 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 405.0 ft; thence turn an angle of 91 deg. 47 min. to the left and run Southerly parallel to the East boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 577.70 feet; thence turn an angle of 98 deg. 56 min., to the left and run Northeasterly 165.35 feet; thence turn an angle of 06 deg. 56 min. to the right and continue Northeasterly for 242.56 feet; thence turn an angle of 88 deg. 00 min. to the left and run Northerly parallel to the East boundary line of the SE 1/4 of the SE 1/4 of Sec. 32, Township 20S, Range 3W for 531.52 feet more or less to the point of beginning.

3. On or about September 17, 2023, John W. Redmond died, and his estate was not probated and there are no intentions to probate the Last Will and Testament in the State of Alabama.
4. Upon the date of the decease of John W. Redmond, he left the following heirs and next-of-kin to survive them:

John William Redmond, Jr. – Son

Address: 197 Shallow Water Drive, Bunker Creek, FL 32462

Carol Jill Redmond Crosby – Daughter

Address: 12009 Wyandotte Drive SW Huntsville, AL 35803-3511

5. The above designated survivors, are the only heirs and next of kin of John W. Redmond, are over the age of nineteen (19) years, and of sound mind. Furthermore, John W. Redmond left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estates of John W. Redmond have heretofore been paid and satisfied.

John William Redmond, Jr.

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John William Redmond, Jr.**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2024.

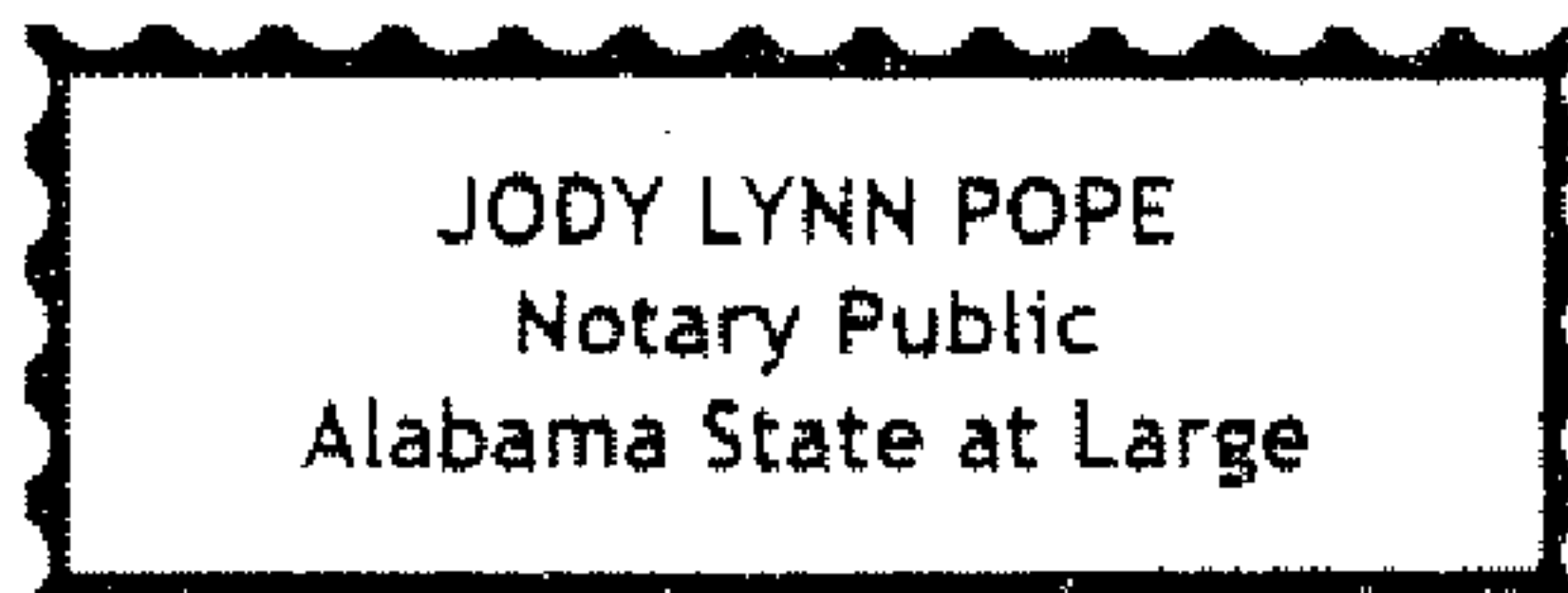
Notary Public
My commission expires:

Carol Jill Redmond Crosby
Carol Jill Redmond Crosby

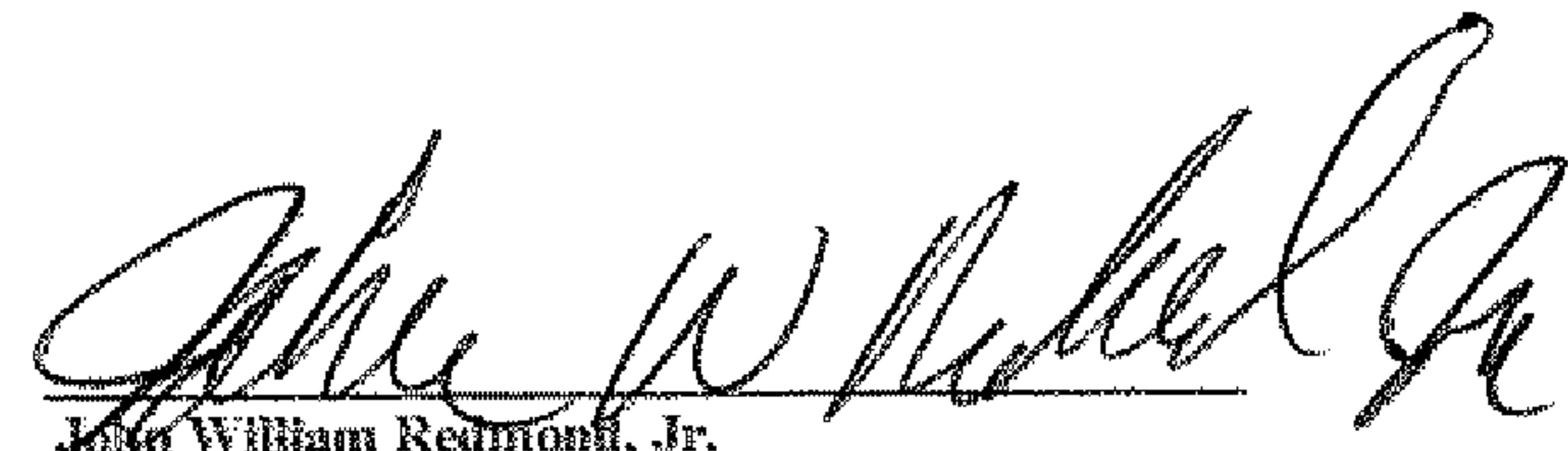
STATE OF Alabama)
COUNTY OF Madison)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol Jill Redmond Crosby**, whose name is signed to the foregoing heirship affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

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



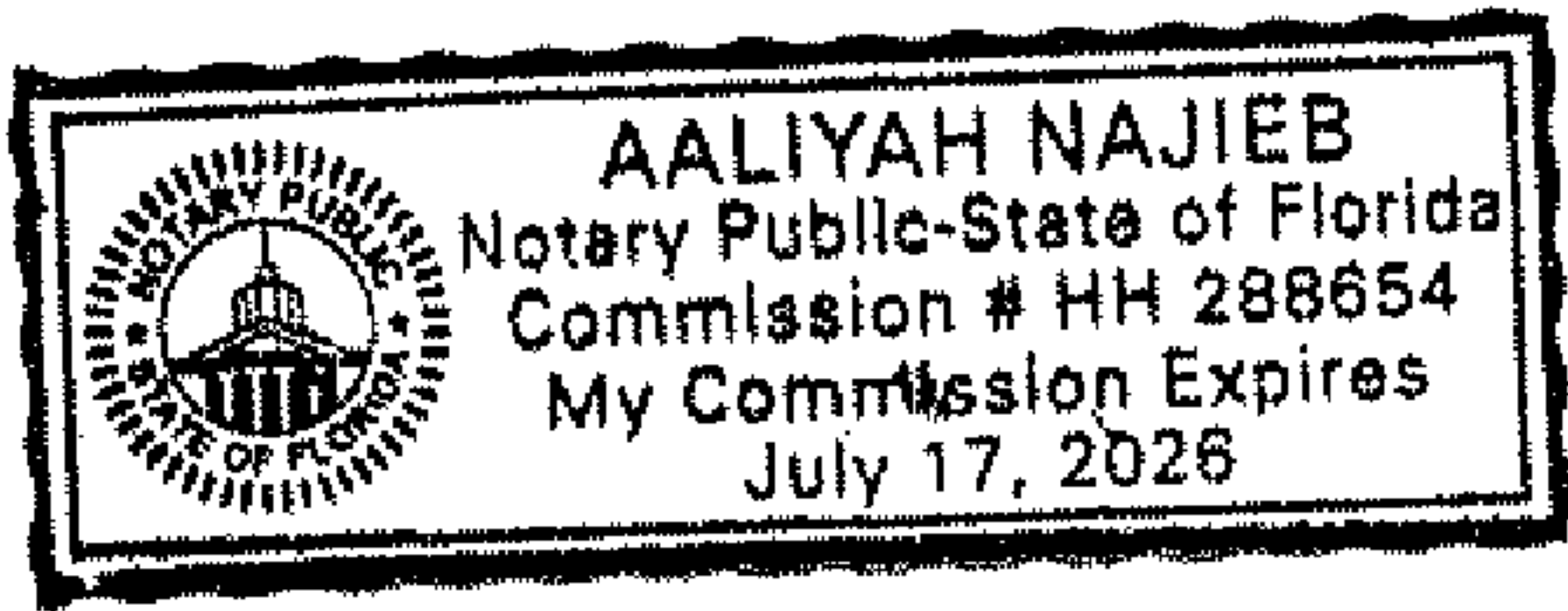
Jody Lynn Pope
Notary Public
My commission expires: My Commission Expires
July 12, 2028


John William Redmond, Jr.

STATE OF FLORIDA
COUNTY OF WALTON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John William Redmond, Jr.** whose name 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 executed the same voluntarily on the day the same bears date.

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




Notary Public
My commission expires: July 17, 2026

Carol Jill Redmond Crosby

STATE OF _____)
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carol Jill Redmond Crosby**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2024.

Notary Public
My commission expires:



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2024 10:49:56 AM
\$52.00 PAYGE
20241121000361360**

Alicia S. Bayl