

SEND TAX NOTICE TO:

PMA Bates Trust dated August 27, 2022
Care of: Phillip Ray Bates
12302 N 127th Lane
El Mirage, AZ 85335

This instrument prepared by:

James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED THIRTY FIVE AND 00/100 Dollars (\$328,435.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alexis Chantal Bates, a single woman**, whose address is 2016 Lonesome hen Lane ,Alabaster,AL 35007, (hereinafter "Grantor", whether one or more), by **Phillip Ray Bates and Carmen Rochelle Bates, Trustees of PMA Bates Trust dated August 27, 2022**, (hereinafter "Grantee", whether one or more), whose address is 12302 N 127th LaneEl Mirage, AZ 85335, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Phillip Ray Bates and Carmen Rochelle Bates, Trustees of PMA Bates Trust dated August 27, 2022**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2016 Lonesome Hen Lane, Alabaster, AL 35007** to-wit:

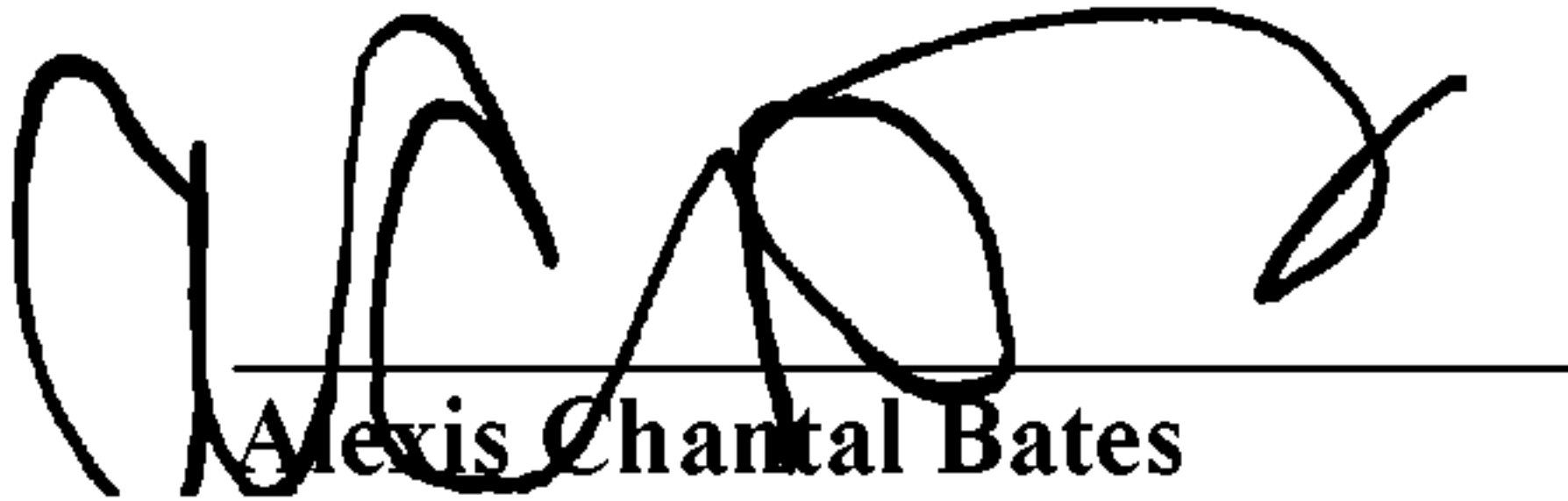
Lot 322, Final Plat of Mallard Landing Phase 3, Sector 2, according to the map or plat thereof, recorded in Plat Book 57, Page 73A, in the Probate Office of Shelby County, Alabama.

Source of Title: 20241122000362490

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.

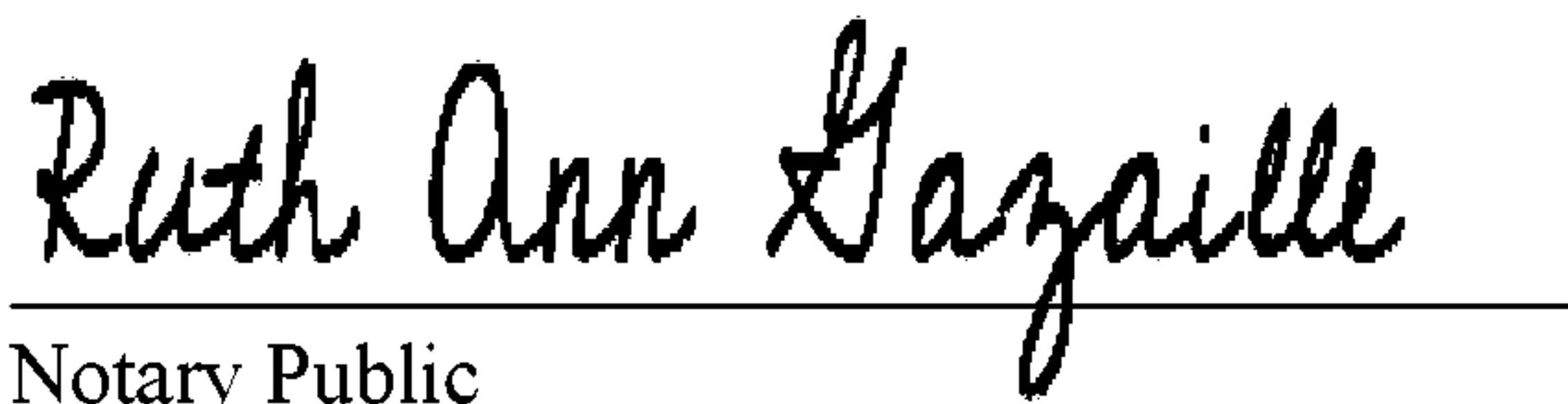
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of January, 2025.


Alexis Chantal Bates

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Alexis Chantal Bates**, 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.

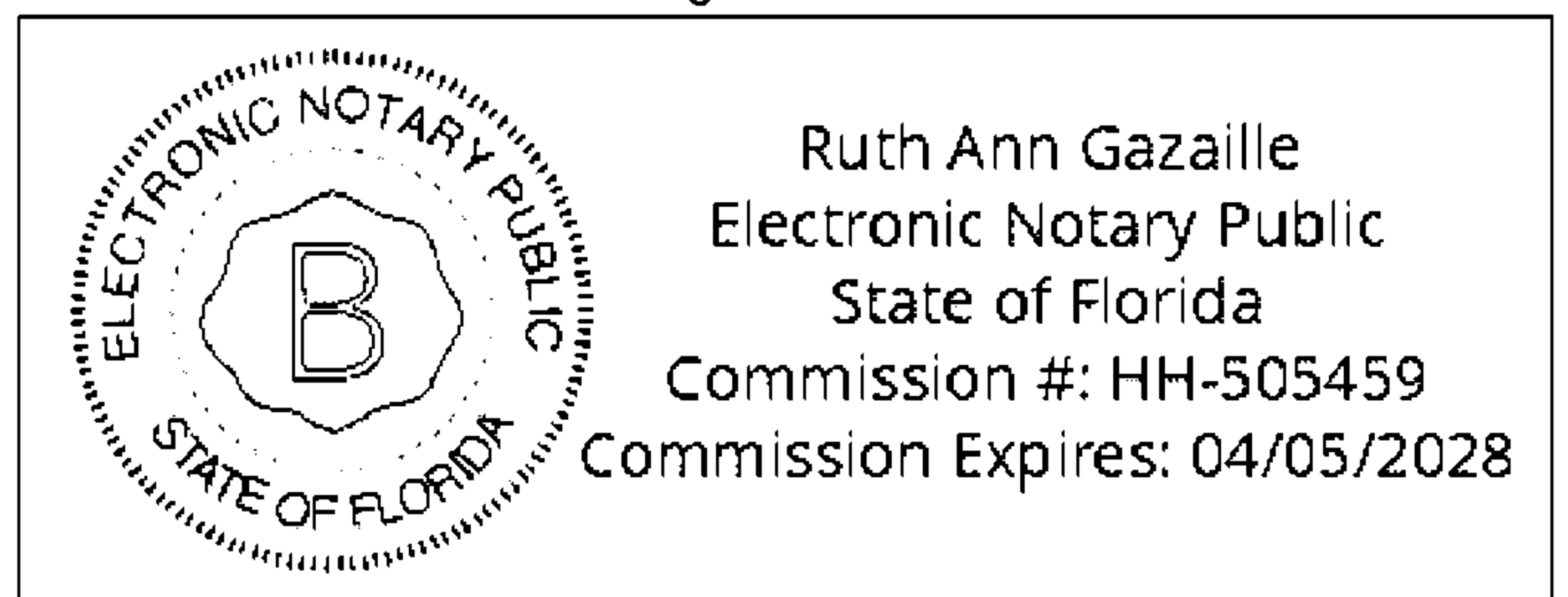
Given under my hand and official seal on this 10th day of January, 2025.


Notary Public

My commission expires:

04/05/2028

Notarized online using audio-video communication



This document was acknowledged with an online notarization. Signer presented with AL DL as id.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2025 01:39:39 PM
\$354.50 JOANN
20250113000012070**

