

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
John R Spears
Billie J Spears
991 Crestview Ridge
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Seven Thousand Four Hundred and 00/100 Dollars (\$427,400.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Kristy Maries Long as Personal Representative of
the Estate of Patricia Anne Anderson, deceased, Shelby County Probate Case No PR-2024-000624**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

John R Spears and Billie J Spears

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1046, according to the Survey of Final Plat, Riverwoods Sector 10, as recorded in Map Book 51, page 32 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 27th day of January, 2025.

**The Estate of Patricia Anne Anderson, deceased,
Shelby County Probate Case No. PR-2024-000624**

by: Kristy Marie Long
Kristy Marie Long, Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify **that, Kristy Marie Long as Personal Representative of Estate of Patricia Anne Anderson, deceased, Shelby County Probate Case No PR-2024-000624** 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, Kristy Marie Long in her capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this January 27, 2025.

My Commission Expires:

Luke A Henderson
Notary Public



Grantor's Address: 284 Fern Creek Drive
 Bessemer, AL 35022

Property Address: 991 Crestview Ridge
 Helena, AL 35080

Parcel ID Number: 13 4 17 0 011 040.000



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2025 12:08:59 PM
\$452.50 PAYGE
20250127000025120**

Allie S. Bayl