

The following information is furnished in accordance  
With the Code of Alabama 1975. Section 40-22-1, and is  
Verified by the signature of the Grantor below:


**Grantor's Name:**  
**The Estate of Shirley A. Northcutt.**  
90 Nolen Lane  
Alabaster, AL 36108

**Grantee's Name:**  
**Mark Northcutt**  
90 Nolen Lane  
Alabaster, AL 36108

**AD Valorem Tax Purposes:**  
**90 Nolen Lane**  
Alabaster, AL 36108

**Property Address:**  
**90 Nolen Lane**  
Alabaster, AL 36108

**Date of Conveyance:** \_\_\_\_\_  
**Revenue Commissioner's Value:** 90 Nolen Lane: \$258,600  
In accordance with the will of Shirley A. Northcutt

  
20250213000044180 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/13/2025 10:36:06 AM FILED/CERT

## **WARRANTY DEED**

### **STATE OF ALABAMA COUNTY OF SHELBY**

Whereas J. P. NORTHCUTT with his wife SHIRLEY A. NORTHCUTT owned the hereinafter described real estate and whereas the said SHIRLEY A. NORTHCUTT. was predeceased in death by her beloved husband, J. P. NORTHCUTT on the 21st day of October 2008 and whereas SHIRLEY A. NORTHCUTT, died the 2<sup>nd</sup> day of August 2016 and her estate was probated in Shelby County, Alabama, Case # PR-2018-000431 and in her Will she left her entire estate to her son MARK NORTHCUTT and her daughter CYNTHIA DIANNE SEAGLE, and whereas CYNTHIA DIANNE SEAGLE, died the 15<sup>th</sup> day of February 2017

KNOW ALL MEN BY THESE PRESENTS that in consideration of **ONE DOLLAR (\$1.00)** and other valuable consideration to the GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, MARK NORTHCUTT, as the Personal Representative of the Estate of Shirley A. Northcutt., (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL AND CONVEY UNTO MARK NORTHCUTT., (herein referred to as GRANTEE), his heirs and assigns, the following described Real Estate, situated in Shelby County, State of Alabama, to-wit:

Parcel located at 90 Nolen Lane, Alabaster, AL 35007:  
Parcel # 22-4-17-0-000-030.000

A parcel of land situated in the NW COR SW1/4 of Section 17, Township 21S, Range 02W, described as follows: Metes and Bounds: BEG NW COR SW1/4 S630 ELY400 TO POB CONT E129.4 S260.06 W164.61 N255.06 TO POB

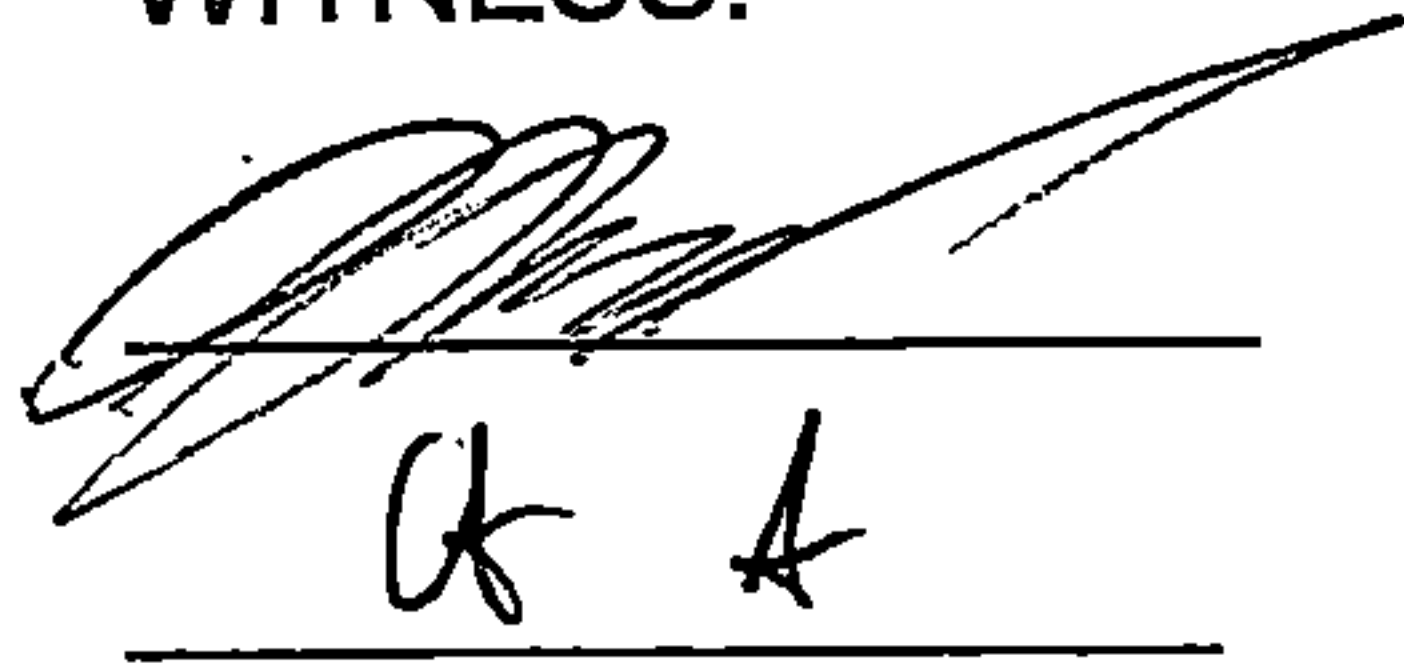
This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

This conveyance is made in accordance with the Last Will & Testament of Shirley A. Northcutt., deceased; Case # PR-2018-000431.

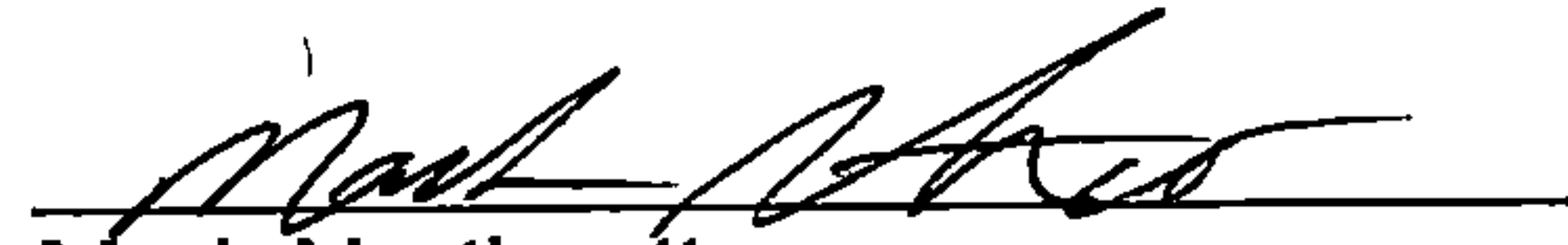
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, his heirs and assigns FOREVER.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 13 day of February, 2025.

WITNESS:

  
S A

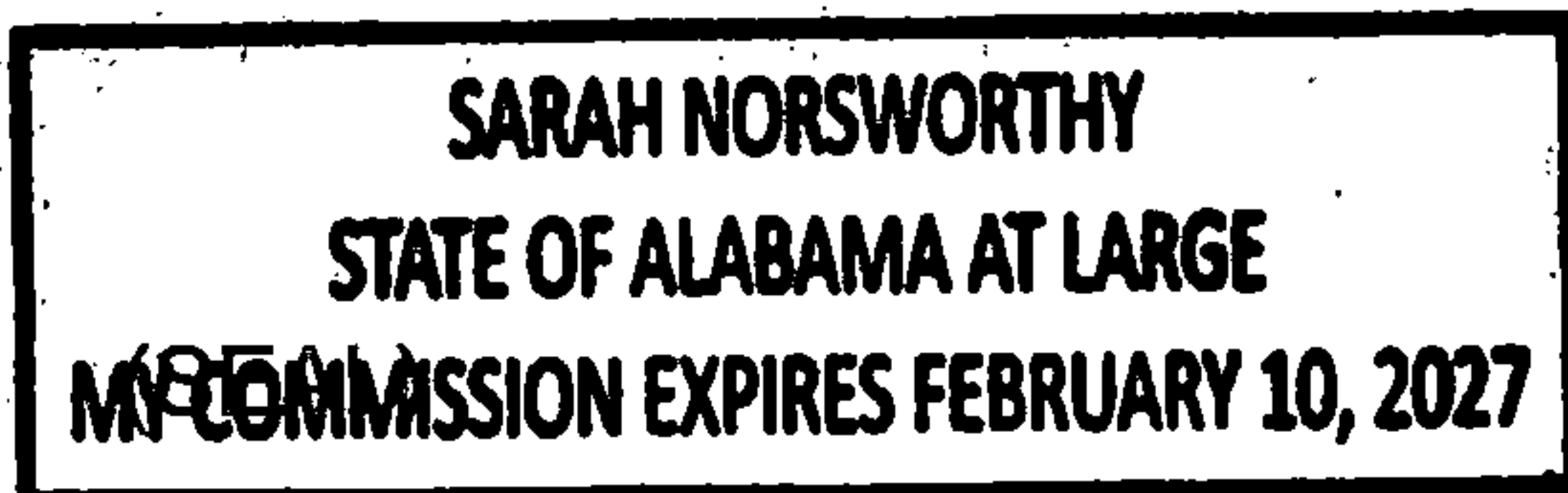
Estate of Shirley A. Northcutt.


  
Mark Northcutt,  
Personal Representative

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Mark Northcutt, whose name as Personal Representative of the Estate of Shirley A. Northcutt. 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, in his capacity as Personal Representative for the Estate of Shirley A. Northcutt executed the same voluntarily, on the day the same bears date.

GIVEN under my hand and official seal this the 13 day of Feb., 2025.



  
Notary Public  
My Comm. Expires: 2/10/27

**INSTRUMENT PREPARED BY:**

Robert J. Leavell  
1801 Highway 39  
Chelsea, AL 35043  
(205) 677-5490

**FOR RECORDING ONLY:**

