

**SEND TAX NOTICE TO:**

Lenora Barnett  
7700 Wyndham Circle  
Helena, AL 35080

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 FIFTY FIVE THOUSAND AND 00/100 (\$255,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Michael Palmore, as Personal Representative of the Estate of Susan Claire Palmore, deceased, Shelby County, Alabama Probate Case No. PR-2024-001022**, whose address is 1799 Indian Hills Road, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Lenora Barnett**, whose address is 7700 Wyndham Circle, Helena, AL 35080 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 7700 Wyndham Circle, Helena, AL 35080 to-wit:**

**LOT 27, ACCORDING TO THE AMENDED MAP OF WYNDHAM, BEDFORD SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Susan Claire Palmore, deceased, was also known as Susan Palmore and Susan C. Palmore, and she was one and the same person as Susan C. Palmore, grantee in that certain deed recorded in Instrument No. 20040806000440980, in the Probate Office of Shelby County, Alabama.**

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 \$229,500.00 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 14<sup>th</sup> day of March, 2025.

James Michael Palmore

**James Michael Palmore, as Personal Representative  
of the Estate of Susan Claire Palmore, deceased,  
Shelby County, Alabama Probate Case No.  
PR-2024-001022**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that James Michael Palmore, whose name as Personal Representative of the Estate of Susan Claire Palmore, deceased, Shelby County, Alabama Probate Case No. PR-2024-001022, 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, 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.

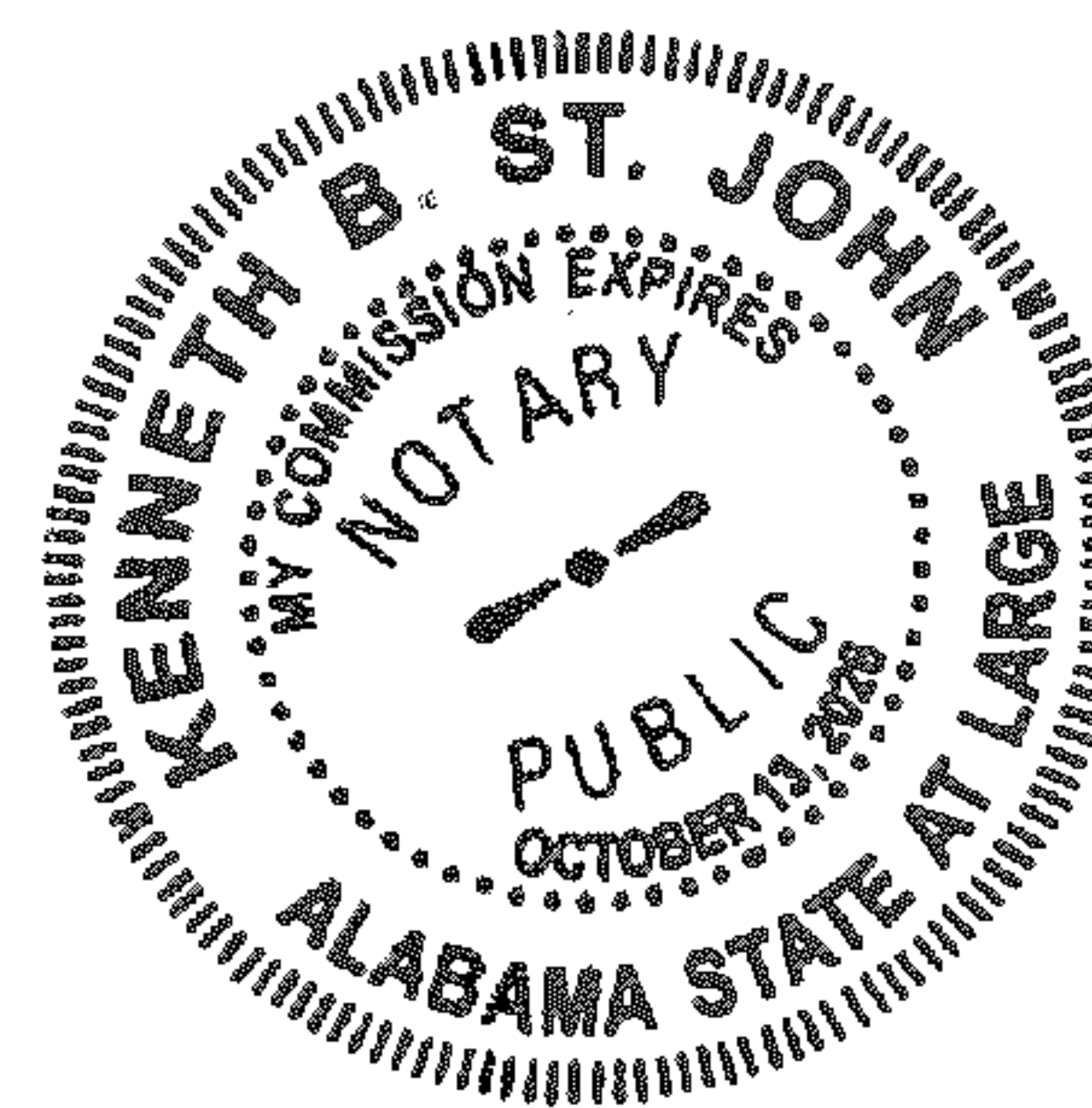
Given under my hand and official seal this 14<sup>th</sup> day of March, 2025.

[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  
03/14/2025 11:23:19 AM  
\$50.50 PAYGE  
20250314000077400

Allie S. Beyle