

SEND TAX NOTICE TO:

Victoria Swartz
2320 Altadena Crest Dr.
Hoover, AL 35242

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 **FOUR HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$464,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Courtney Y. Stephens, Personal Representative of The Estate of Donna M. Hay, deceased, Shelby County Probate Case No. PR-2024-001189**, whose address is 130 Inverness Plaza, #345, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Victoria Swartz**, whose address is 1205 Chancellor Ferry Road, Harpersville, AL 35078, (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 2320 Altadena Crest Dr., Hoover, AL 35242**, to-wit:

Lot 53, according to the Survey of the 2nd Sector of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Pages 54 A and B, 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 \$394,400.00 executed and recorded simultaneously herewith.

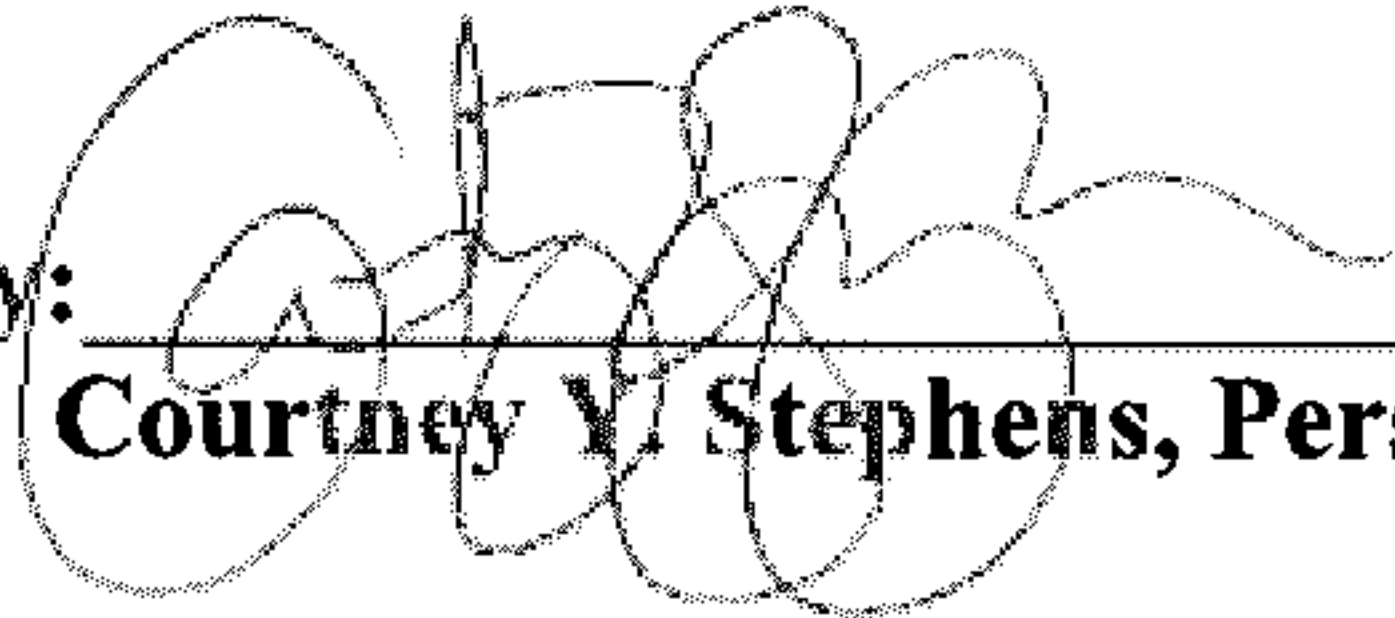
Donna H. Hay is the surviving grantee of that certain deed recorded in Book 216, Page 856, in the Probate Office of Shelby County, Alabama; the other grantee Joseph R. Hay, having died on or about the 23rd day of August, 2021.

Donna H. Hay, Donna M. Hay and Donna Marie Hay are all one and the same person.

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 16th day of April, 2025.

The Estate of Donna M. Hay, deceased, Shelby County Probate Case No. PR-2024-001189

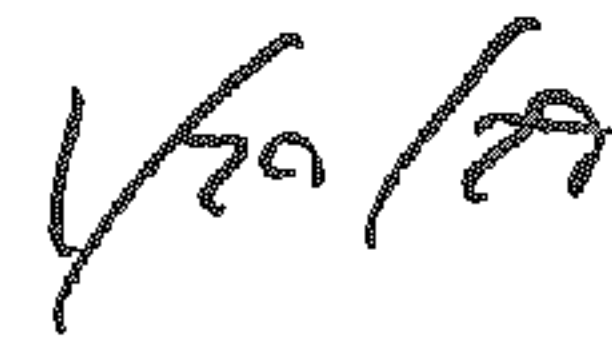
By: 
Courtney Y. Stephens, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Courtney Y. Stephens, Personal Representative of The Estate of Donna M. Hay, deceased, Shelby County Probate Case No. PR-2024-001189, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2025.


Notary Public

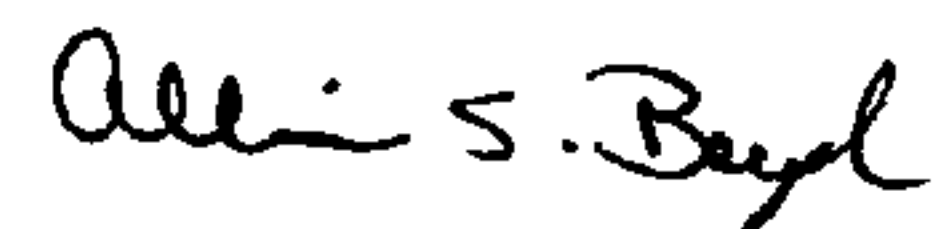
My Commission Expires: 

JORDAN SMITH
Notary Public
Alabama State at Large
My Commission Expires Jan 29, 2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2025 12:06:53 PM
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File No.: BLD-12163


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