

Send Tax Notice to:
Joshua Crosby and Haley Crosby
2624 Drennen Place
Birmingham, AL 35242

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-4167**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Lisa Powell, Personal Representative of The Estate of Beverly Ruth Palmer, deceased, Shelby County Case No. PR-2023-000978 (herein referred to as "Grantor," whether one or more), whose mailing address is

147 Shades Crest Rd., Hoover, AL 35226

by **Joshua Crosby and Haley Crosby (herein referred to as "Grantee," whether one or more),** whose mailing address is

2624 Drennen Place, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2624 Drennen Place, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$360,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Beverly Ruth Palmer is one and the same as Beverly C. Palmer, Grantee in that certain deed filed at Instrument No. 20040120000032580.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9th day of May, 2025

The Estate of Beverly Ruth Palmer, deceased, Shelby County Case No. PR-2023-000978

By:

Lisa Powell Personal Representative
Lisa Powell, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lisa Powell, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Beverly Ruth Palmer, deceased, Shelby County Case No. PR-2023-000978**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Beverly Ruth Palmer, deceased, Shelby County Case No. PR-2023-000978**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2025.

Cassy L. Dailey

Notary Public

Cassy L. Dailey

Printed Name

My Commission Expires:

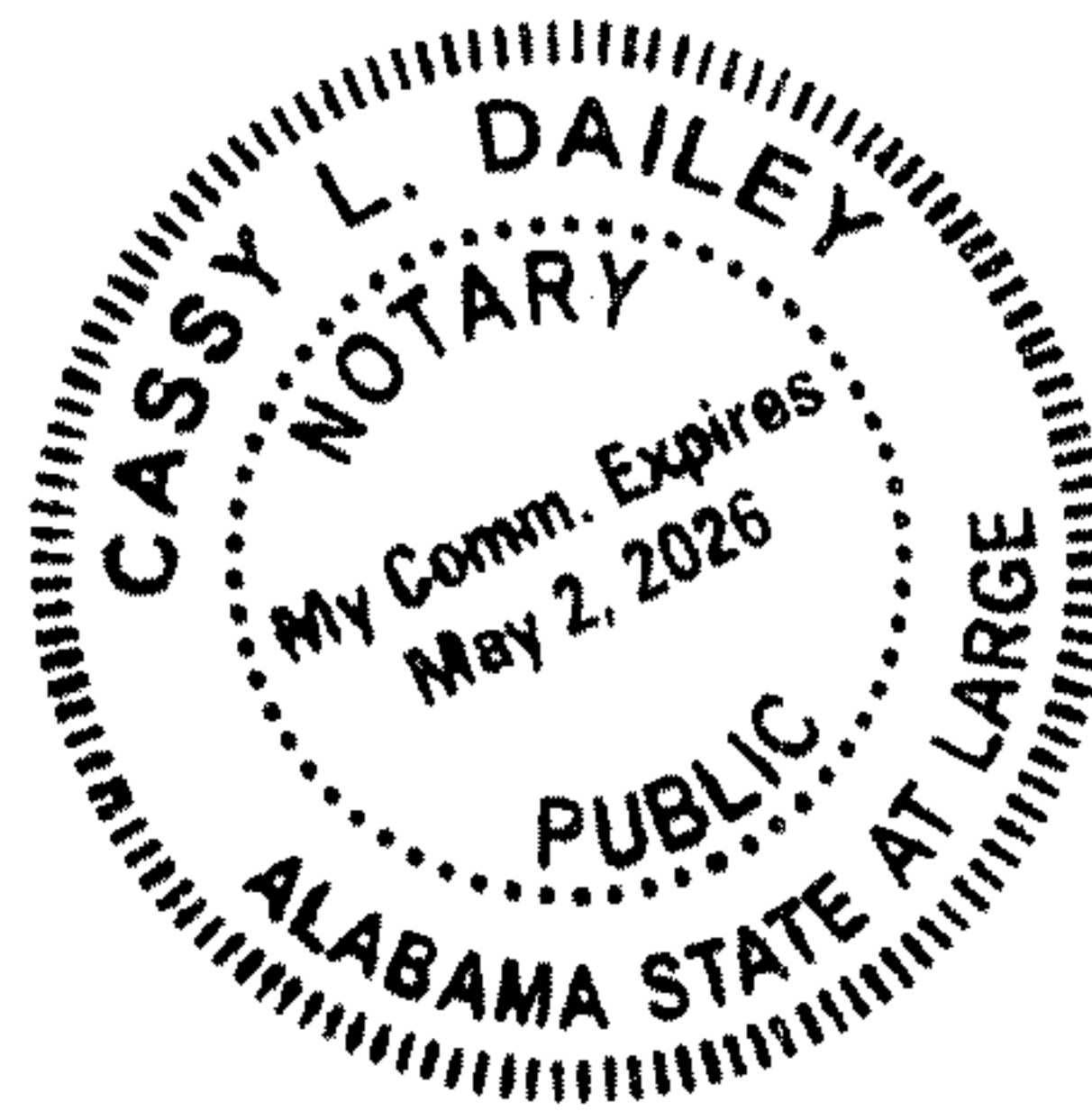


EXHIBIT A

Property 1:

Lot 12, according to the Survey of Meadowridge, a Residential Subdivision, as recorded in Map Book 11, Page 40, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2025 09:55:07 AM
\$119.00 JOANN
20250527000159770

General Warranty Deed – Estate - JTROS (AL)

Allen S. Bayl