

SEND TAX NOTICE TO:

Karl Lester Geesaman and Deborah A. Geesaman
113 Willow View Lane
Wilsonville, AL 35186

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 **THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **The Heirs at Law of Chester E. Roberts, and the Estate of Chester E. Roberts, deceased, Shelby Probate Case No. 2025-001717**, whose address is 5170 Darkmoor Ln., Imperial, MO 63052, (hereinafter "Grantor", whether one or more), by **Karl Lester Geesaman, and Deborah A. Geesaman**, whose address is 113 Willow View Lane, Wilsonville, AL 35186, (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 **Karl Lester Geesaman, and Deborah A. Geesaman, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 113 Willow View Lane, Wilsonville, AL 35186 to-wit:

Lot 251, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137-A, 137-B and 137-C, 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 \$244,000.00 executed and recorded simultaneously herewith.

Chester E. Roberts is the surviving grantee of that deed recorded in Instrument No. 20181119000407370, in the Probate Office of Shelby County, Alabama; the other grantee Janice F. Roberts, having died on or about the 4th day of September, 2021.

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 27 day of May, 2025.

The Heirs at Law of Chester E. Roberts


By: 

Christina J. Palermo, Devisee

STATE OF Missouri
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Christina J. Palermo, The Heirs at Law of Chester E. Roberts, 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 said conveyance, he/she, as such Devisee 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 27 day of May, 2025.


Notary Public
My Commission Expires: 5-3-26

KIMBERLY B. FABER
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 14879910
My Commission Expires May 3, 2026

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27 day of May, 2025.

the Estate of Chester E. Roberts, deceased, Shelby Probate Case No. 2025-001717

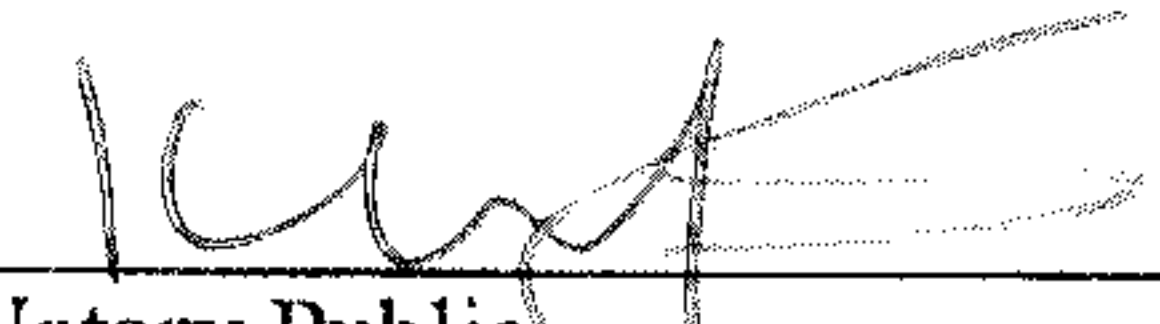
By: 

Christina J. Palermo, Personal Representative

STATE OF Missouri
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Christina J. Palermo, personal representative of the Estate of Chester E. Roberts, deceased, Shelby Probate Case No. 2025-001717, 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 said conveyance, he/she, as such Devisee and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

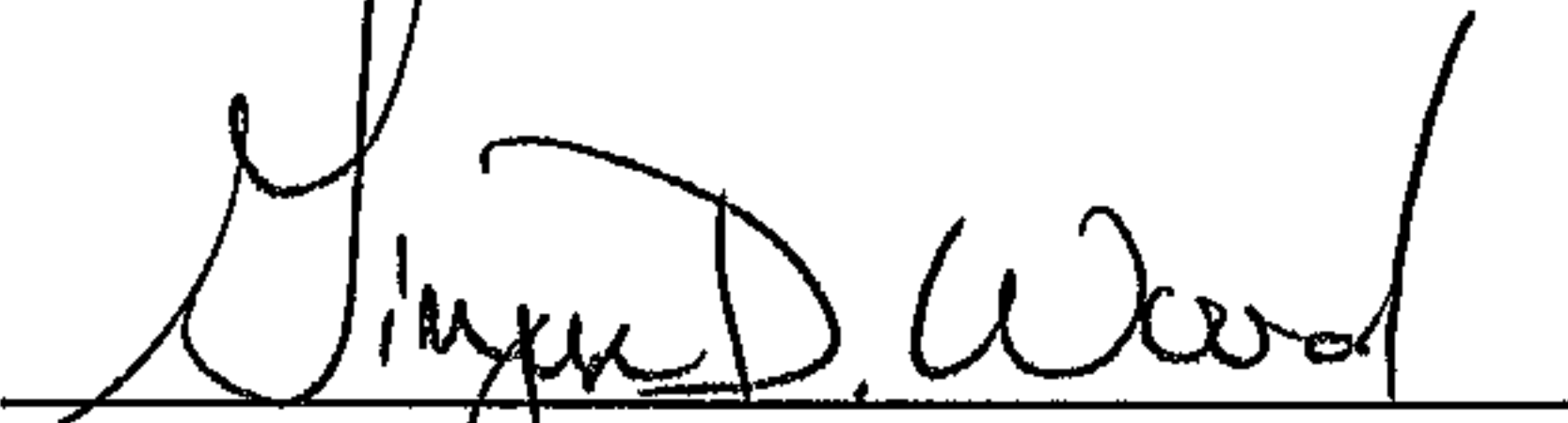
Given under my hand and official seal this 27 day of May, 2025.


Notary Public
My Commission Expires: 5-3-26

KIMBERLY B. FABER
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 14879910
My Commission Expires May 3, 2026

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of May, 2025.

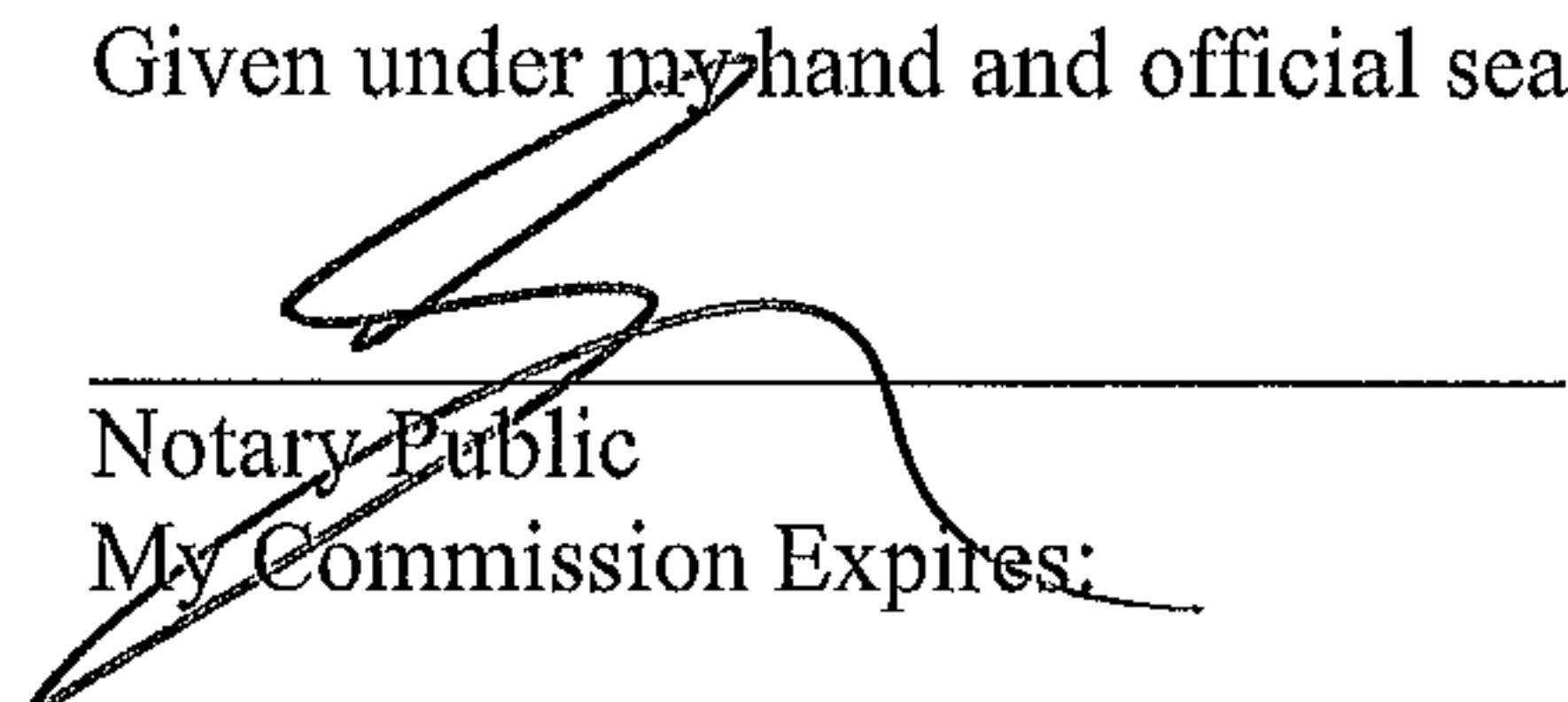
The Heirs at Law of Chester E. Roberts

By: 
Ginger D. Wood, Devisee

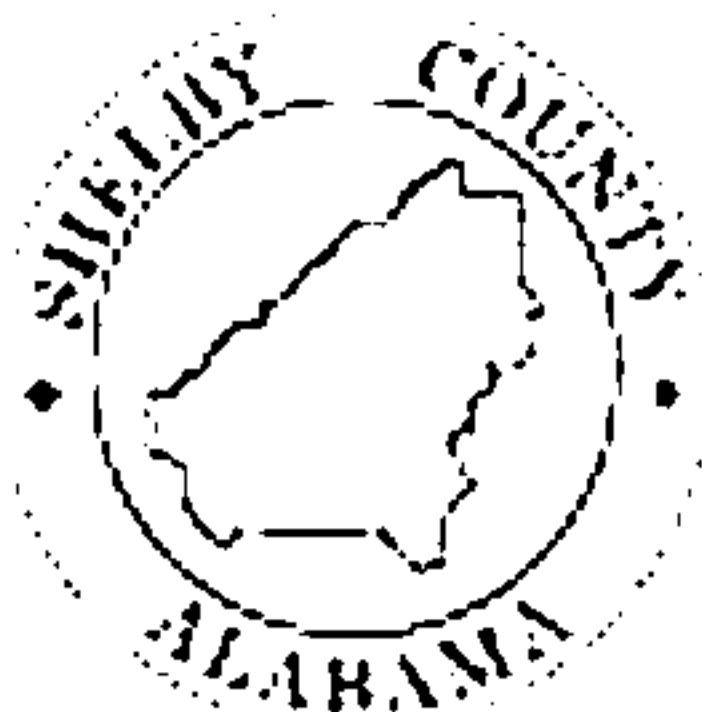
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ginger D. Wood, The Heirs at Law of Chester E. Roberts, 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 said conveyance, he/she, as such Devisee 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 28 day of May, 2025.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2025 03:44:39 PM
\$91.00 BRITTANI
20250530000165730

