

Send Tax Notice to:  
Robert Bernard Antonio, Katherine  
Deshazo Antonio, and Judith Ann  
O'Quinn  
5785 Meadowview Drive  
Trussville, AL 35173

File: **BHM-25-4949**

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$675,000.00)** 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

**Tinya Teresa Wetzal and Tony Wayne King, Personal Representatives of Estate of Charles W King, deceased, Case No. PR-2025-001224 (herein referred to as "Grantor," whether one or more),** whose mailing address is

4013 Kirtass Lane, Birmingham, AL 35242

by **Robert Bernard Antonio, Katherine Deshazo Antonio, and Judith Ann O'Quinn (herein referred to as "Grantee," whether one or more),** whose mailing address is

5785 Meadowview Drive, Trussville, AL 35173

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 **7005 Indian Ridge Drive, Indian Springs Village, AL 35124**, 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.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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 15 day of May, 2025.

Estate of Charles W King, deceased, Case No. PR-2025-001224

By: Tinya Teresa Wetzel Personal Representative  
Tinya Teresa Wetzel, Personal Representative

By: Tony Wayne King PERSONAL REPRESENTATIVE  
Tony Wayne King, Personal Representative

State of Alabama

County of Jefferson

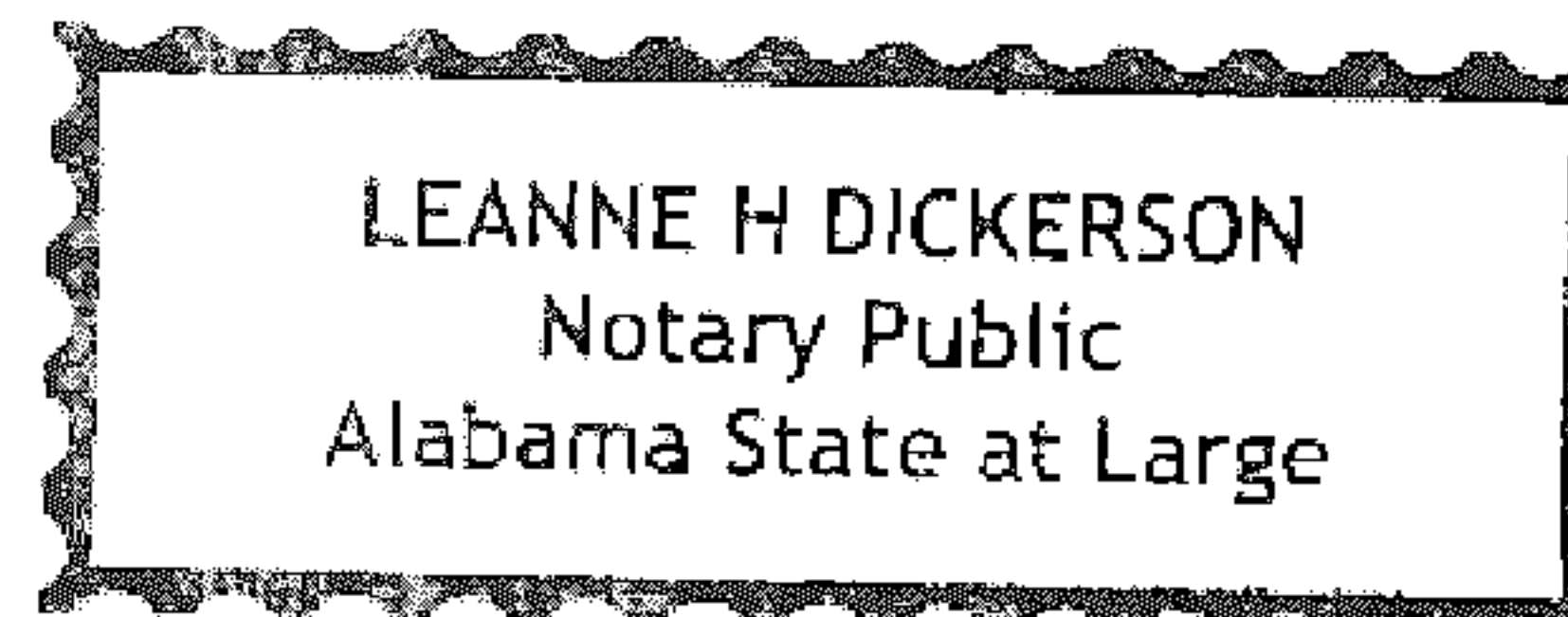
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony Wayne King, Personal Representative, whose name as Personal Representative of the Estate of Charles W. King, deceased Case No. PR 2025-001224 is signed to the foregoing conveyance and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance he with full authority on behalf of the Estate of Charles W. King, deceased, Case No. PR-2025-001224 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of May, 2025.

Leanne H Dickerson  
Notary Public

Printed name: Leanne H Dickerson

My commission expires: 5-4-26



State of Alabama

County of Jefferson

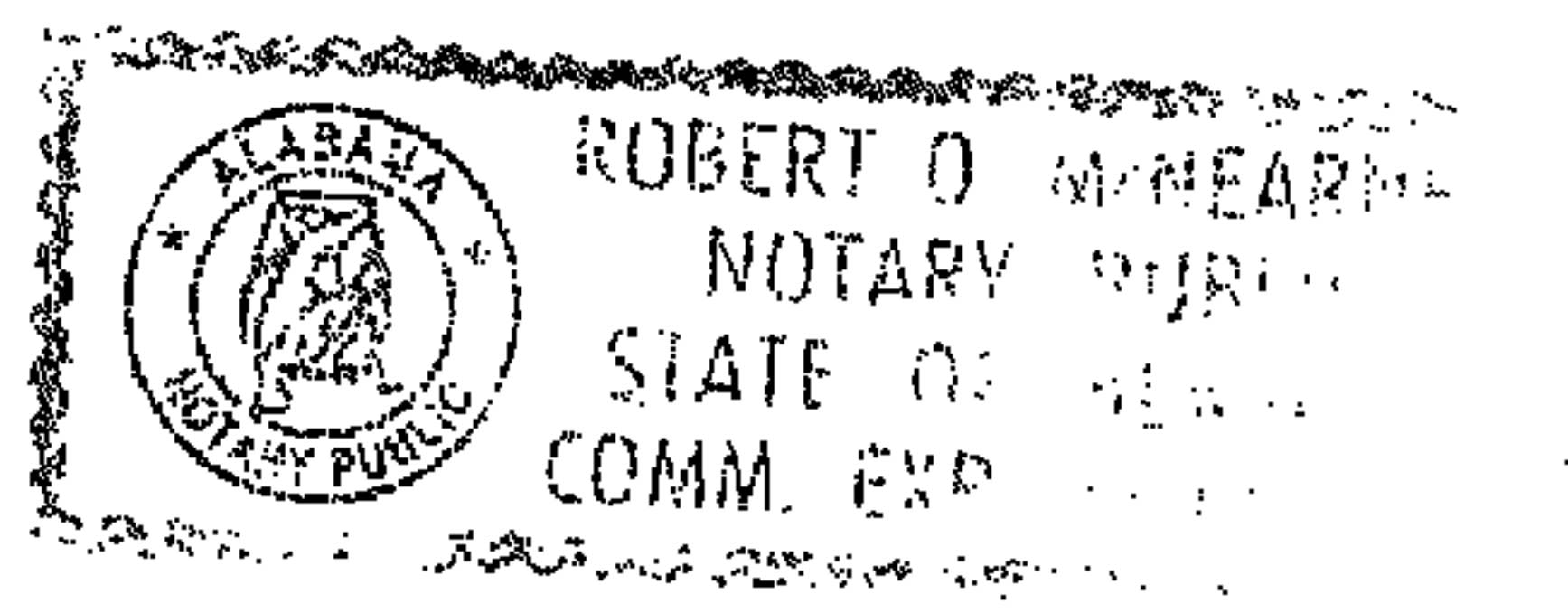
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tinya Teresa Wetzel, Personal Representative whose name(s) as Personal Representative(s) of Estate of Charles W King, deceased, Case No. PR-2025-001224, is/are signed to the foregoing conveyance, and who is/are 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 Estate of Charles W King, deceased, Case No. PR-2025-001224, executed the same voluntarily on the day the same bears date.

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

Robert O McNeary  
Notary Public

Printed Name

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 3, according to the Map and Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, 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**  
**07/11/2025 10:49:51 AM**  
**\$705.00 JOANN**  
**20250711000210020**

*Allen S. Bayl*