

Send tax notice to:
William Hunter Bussey
4076 Forest Lakes Road
Sterrett, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025181

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Estate of Dorothy Eloise Bailey, Probate Case #PR-2025-000248**, whose mailing address is: 7004 Middle Creek Dr. NW Huntsville, AL 35806 (hereinafter referred to as "Grantors") by **William Hunter Bussey** whose property address is: **4076 Forest Lakes Road, Sterrett, AL, 35147** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 531, according to the Survey of Forest Lakes 10th Sector, as recorded in Map Book 31, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Building setback lines, easements and restrictions as shown on the plat or survey of Forest Lakes 10th Sector recorded in Map Book Map Book 31, Page 25 in the Office of the Judge of Probate of Shelby County.
3. Right of way granted to Alabama Power Company recorded in Book 126, Page 191; Book 126, Page 323 and Book 236, Page 829, in the Office of the Judge of Probate of Shelby County.
4. Title to all minerals lying within and underlying the premises, together with all mining rights, privileges and immunities relating thereto as recorded in book 53, Page 262 and Deed Book 331, Page 262, in the Office of the Judge of Probate of Shelby County.
5. Easement to Shelby County for ingress and egress as recorded in instrument 1993-03955; 1993-13957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966, in the Office of the Judge of Probate of Shelby County.
6. That part of subject property in the right of way of Highway No. 280, acquired by the State of Alabama by condemnation proceedings.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Dorothy Eloise Bailey and Eloise M Bailey are one and the same person. She died on December 24, 2024.

Terry E Bailey the other grantee of that deed recorded in Instrument No. 20150713000235490 in the Probate Office of Shelby County, Alabama having died on February 6, 2022.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor the Estate of Dorothy Eloise Bailey by Kerri Bailey Horton its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11 day of July, 2025.

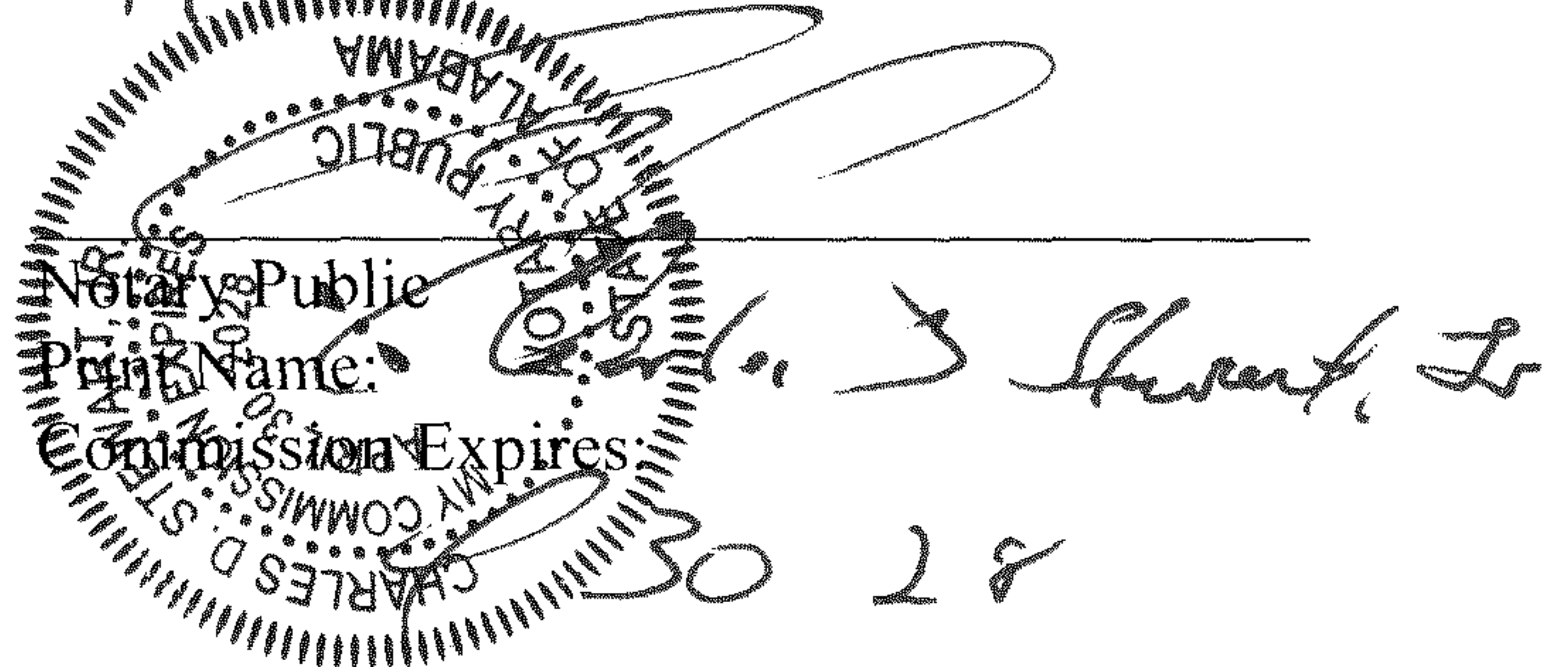
Estate of Dorothy Eloise Bailey


Kerri Bailey Horton, 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 Kerri Bailey Horton, whose name as Personal Representative of the Estate of Dorothy Eloise Bailey, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate of Dorothy Eloise Bailey, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 11 day of July, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2025 02:14:57 PM
\$256.00 JOANN
20250714000213110

Allen S. Bayl