

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Rafia Qadeer &  
139 Keeneland Green  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (435,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Amy Stone, as Personal Representative of the Estate of Jimmy L. Stone, deceased, Shelby County  
Case No. PR-2025-002836**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Rafia Qadeer**

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

**Lot 20, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68, In the Probate Office of Shelby County, Alabama.**

**\$348,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**Note: Jimmy L. Stone is the surviving grantee of that deed recorded in Instrument No. 20160517000167920, in the Probate Office of Shelby County, Alabama; the other grantee Deborah H. Stone, having died on or about the 4<sup>th</sup> day of July, 2025.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of August, 2025.

**Estate of Jimmy L. Stone, deceased, Shelby County  
Case No. PR-2025-002836**

*Amy Stone, Personal Representative*  
Amy Stone, Personal Representative

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Amy Stone, Personal Representative of the Estate of Jimmy L. Stone, deceased, Shelby County Case No. PR-2025-002836**, whose name 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, as such Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Estate.

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

*John Thomas Ellison*  
Notary Public

My Commission Expires: 7-10-27



