

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4694

SEND TAX NOTICE TO:

102 Asford Ln
Alabaster, AL 35007

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Eighty-four Thousand Five Hundred and 00/100 Dollars (\$184,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Joseph S. Williams Personal Representative of the Estate of Patricia Alice Elder, deceased Probate Case No. PR-2025-002855 Probate Court of Shelby County, Alabama** whose mailing address is:

6301 Hwy 16, Montevallo AL 35115
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jaqueline Imelda Menjivar** whose mailing address 102 Asford Ln, Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 580 Shoshone Drive, Montevallo, A L 35115

Lot 24, according to First Addition to Indian Highlands, as shown by map recorded in Map Book 5 Page 6, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$147,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of October, 2025

Estate of Patricia Alice Elder, deceased, Case No. PR-2025-002855,
in the Probate Office of Shelby County, Alabama.

Joseph S. Williams (Seal)
By: Joseph S. Williams as Personal Representative

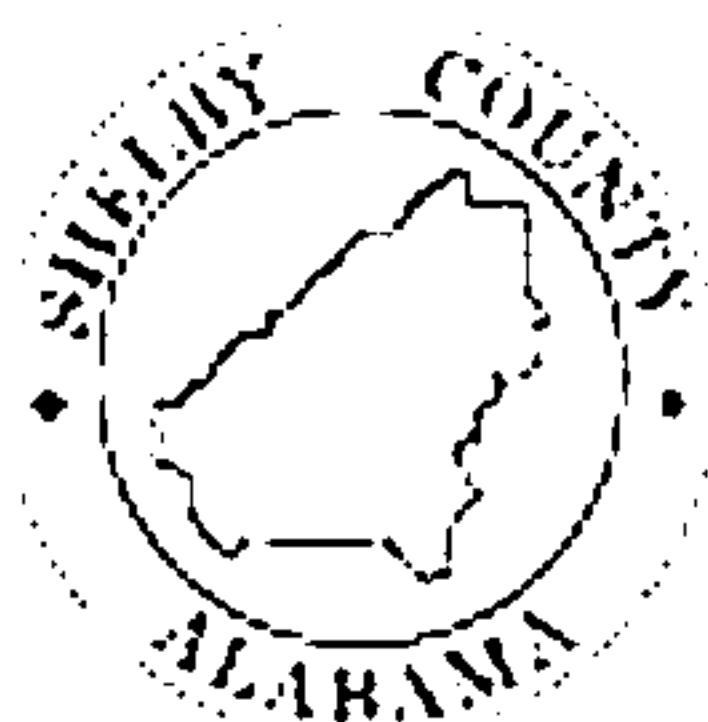
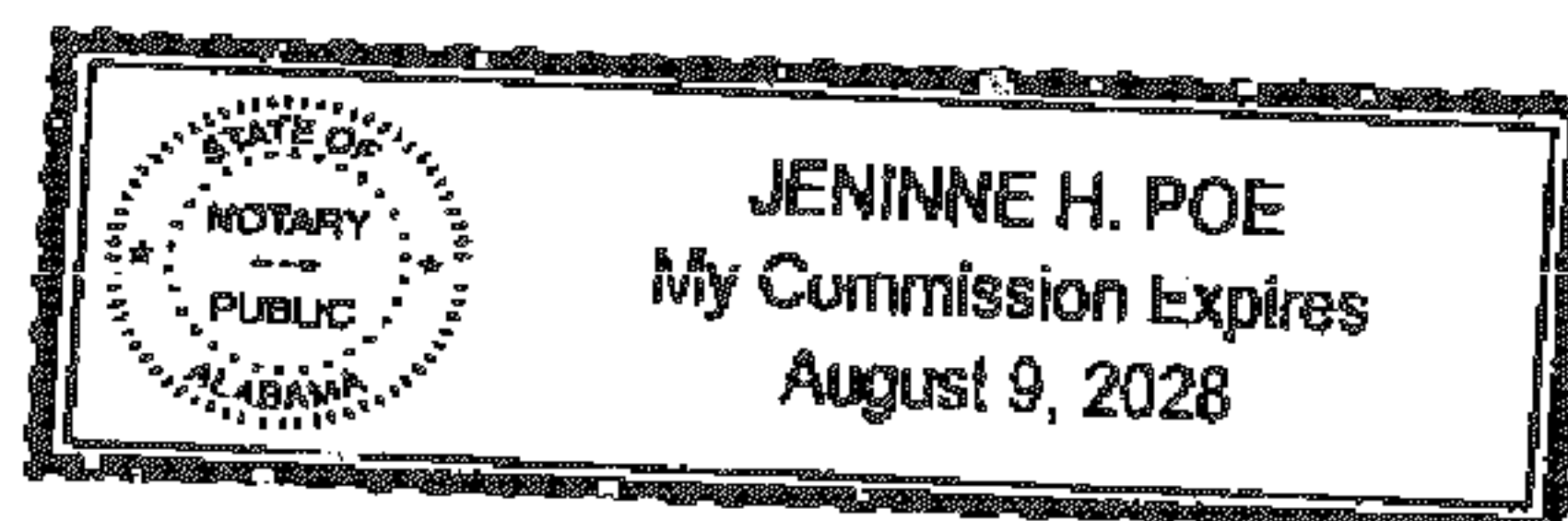
STATE OF Alabama Shelby County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that name **Joseph S. Williams as Personal Representative of the Estate of Patricia Alice Elder, deceased, Case No. PR-2025-002855**, in the Probate Office of Shelby County, Alabama. 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 this conveyance, He as Personal Representative executed the same voluntarily and with authority.

Oct. WITNESS my hand and official seal in the county and state aforesaid this the 6th day of October, 2025

My Commission Expires: 8-9-2028

Jen H Poe
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2025 08:32:48 AM
\$62.00 BRITTANI
20251007000308650

Allie S. Bayl