

Send Tax Notice to:
Bill Edward Scally and Deborah L.
Gilio

5060 Pinehurst Terrace
Birmingham, AL 35242

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

File: BHM-25-10925

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)** 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

Randy AKA Randal Foster Tate, Personal Representative of The Estate of Harriett Lavon Tate, deceased, Shelby County Probate Case# PR-2025-002594 (herein referred to as "Grantor," whether one or more), whose mailing address is

1311 7th Street SW, Alabaster, AL 35007

by **Bill Edward Scally and Deborah L. Gilio** (herein referred to as "Grantee," whether one or more), whose mailing address is

5060 Pinehurst Terrace, Birmingham, AL 35242

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 **5060 Pinehurst Terrace, Birmingham, AL 35242**, 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, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Foster M. Tate Jr. having died on or about May 21, 2025, the other grantee, Harriett M. Tate, also having died on or about May 21, 2025.

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 9 day of October, 2025

The Estate of Harriett Lavon Tate, deceased, Shelby County Probate Case# PR-2025-002594

By: Randy Tate
Randy AKA Randal Foster Tate, 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 **Randy AKA Randal Foster Tate, Personal Representative**, whose name(s) as **Personal Representative(s)** of **The Estate of Harriett Lavon Tate, deceased, Shelby County Probate Case# PR-2025-002594**, 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 **The Estate of Harriett Lavon Tate, deceased, Shelby County Probate Case# PR-2025-002594**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of October, 2025

Nedra McClinton Garrett

Notary Public

Nedra McClinton Garrett

Printed Name

My Commission Expires:

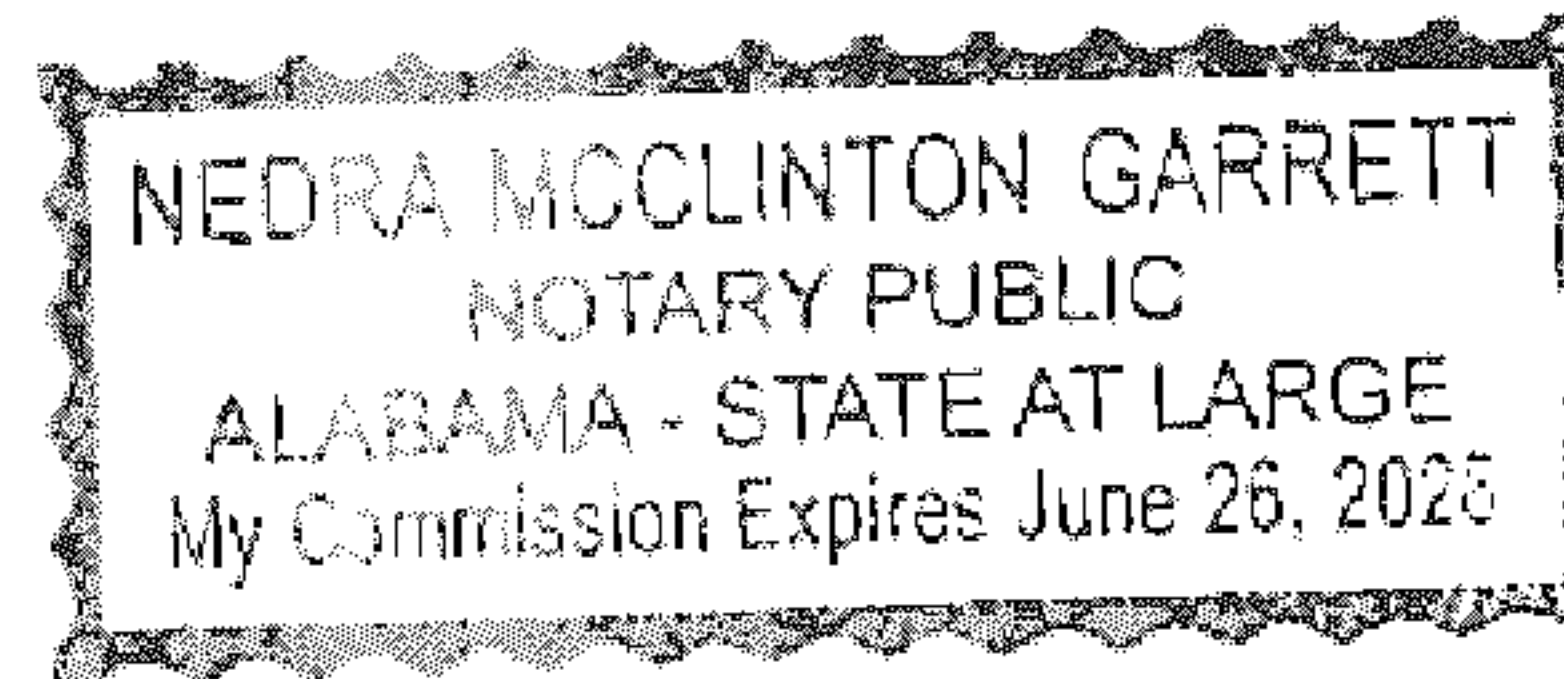


EXHIBIT A

Property 1:

Lot 100, according to the Map and Survey of Southern Pines, second sector, as recorded in Map Book 7, Page 12, 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
10/15/2025 01:41:38 PM
\$454.00 JOANN
20251015000317680

Allie S. Bayl