

Send Tax Notice to:
Mindy Hicks and Maria Hicks
1056 Riverchase Cove
Birmingham, AL 35244

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-10240**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY SIX THOUSAND FOUR HUNDRED AND 00/100 (\$426,400.00)** 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 **John S. Hays, Personal Representative of The Estate of Myra K. Hays, deceased, Shelby County Probate Case#PR-2023-000943** (herein referred to as "Grantor," whether one or more), whose mailing address is

2425 Jannebo Road, Vestavia Hills, AL 35216

by **Mindy Hicks and Maria Hicks** (herein referred to as "Grantee"), whose mailing address is

1056 Riverchase Cove, Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1056 Riverchase Cove, Birmingham, AL 35244**, 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.

Howard D. Hays, Co-Grantee of that Certain Deed filed at Instrument # 20140403000096100, predeceased Myra K. Hays. Howard D. Hays, having died on or about December 17, 2016. His entire estate was left solely to his spouse, Myra K. Hays. Myra K. Hays is deceased, having died on or about August 24, 2023.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 31 day of October, 2025.

The Estate of Myra K. Hays, deceased, Shelby County Probate Case#PR-2023-000943

By: John S. Hays, Personal Representative
John S. Hays, 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 **John S. Hays, Personal Representative**, whose name(s) as **Personal Representative(s) of The Estate of Myra K. Hays, deceased, Shelby County Probate Case#PR-2023-000943**, 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 Myra K. Hays, deceased, Shelby County Probate Case#PR-2023-000943**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of October, 2025

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

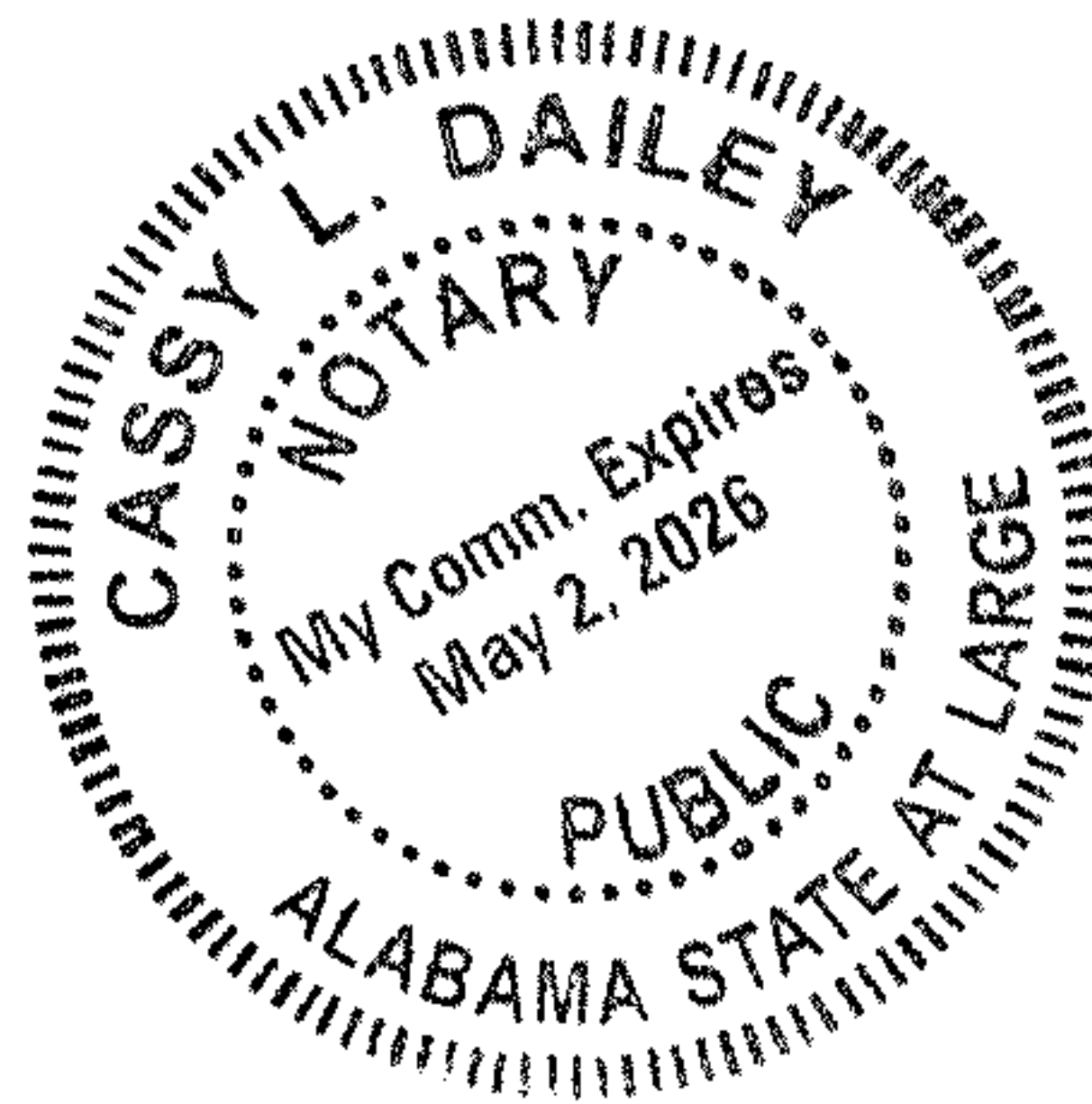


EXHIBIT A

Property 1:

Lot 15, according to the Survey of Riverchase Cove, as recorded in Map Book 20, Page 109, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2025 10:27:35 AM
\$454.50 BRITTANI
20251106000341130

Allen S. Bayl