

20251124000360370
11/24/2025 11:57:29 AM
DEEDS 1/3

Send tax notice to:
Forrest Blake Lovett
334 Shelby Forest Drive
Chelsea, AL, 35043

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

STATE OF ALABAMA
Shelby COUNTY

2025375

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Eight Thousand and 00/100 Dollars (\$348,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Elizabeth Mary Tichy and Anneliese Catherine Boettcher, as Personal Representatives of the Estate of Philip Frederick Boettcher, deceased, Probate Case No. 2025-001562** whose mailing address is: 9413 Belle Charee PL, 12th April 17074 (hereinafter referred to as Grantors) in hand paid by **Forrest Blake Lovett and Emily Rogers Lovett** whose property address is: **334 Shelby Forest Drive, Chelsea, AL, 35043** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Shelby Forest Estates, 1st Sector, Phase II, as recorded in Map Book 24, Page 81, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

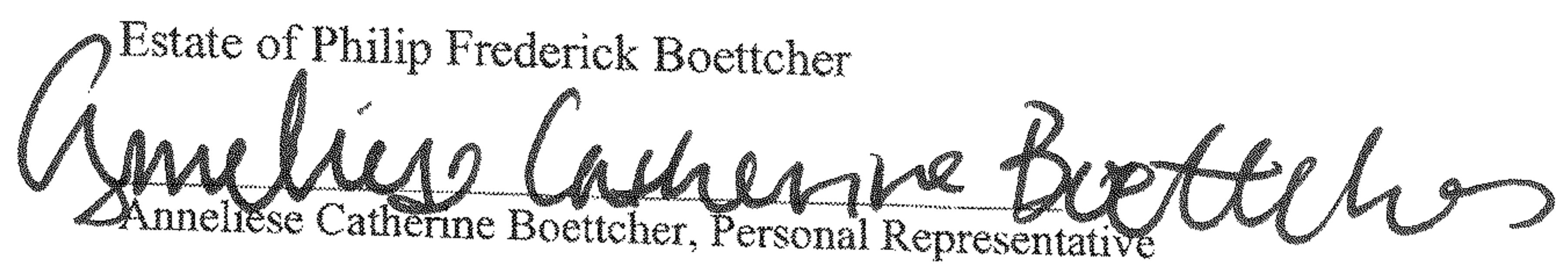
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 1998-33803 and Inst. No. 1998-41314.
4. Easement granted to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Inst. No. 1999-12674.
5. Incorporation of Shelby Forest Estates Homeowners Association as set out in Inst. No. 1998-41315.
6. Restrictions, limitations and conditions as set out in Map Book 24, Page 81.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$250,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

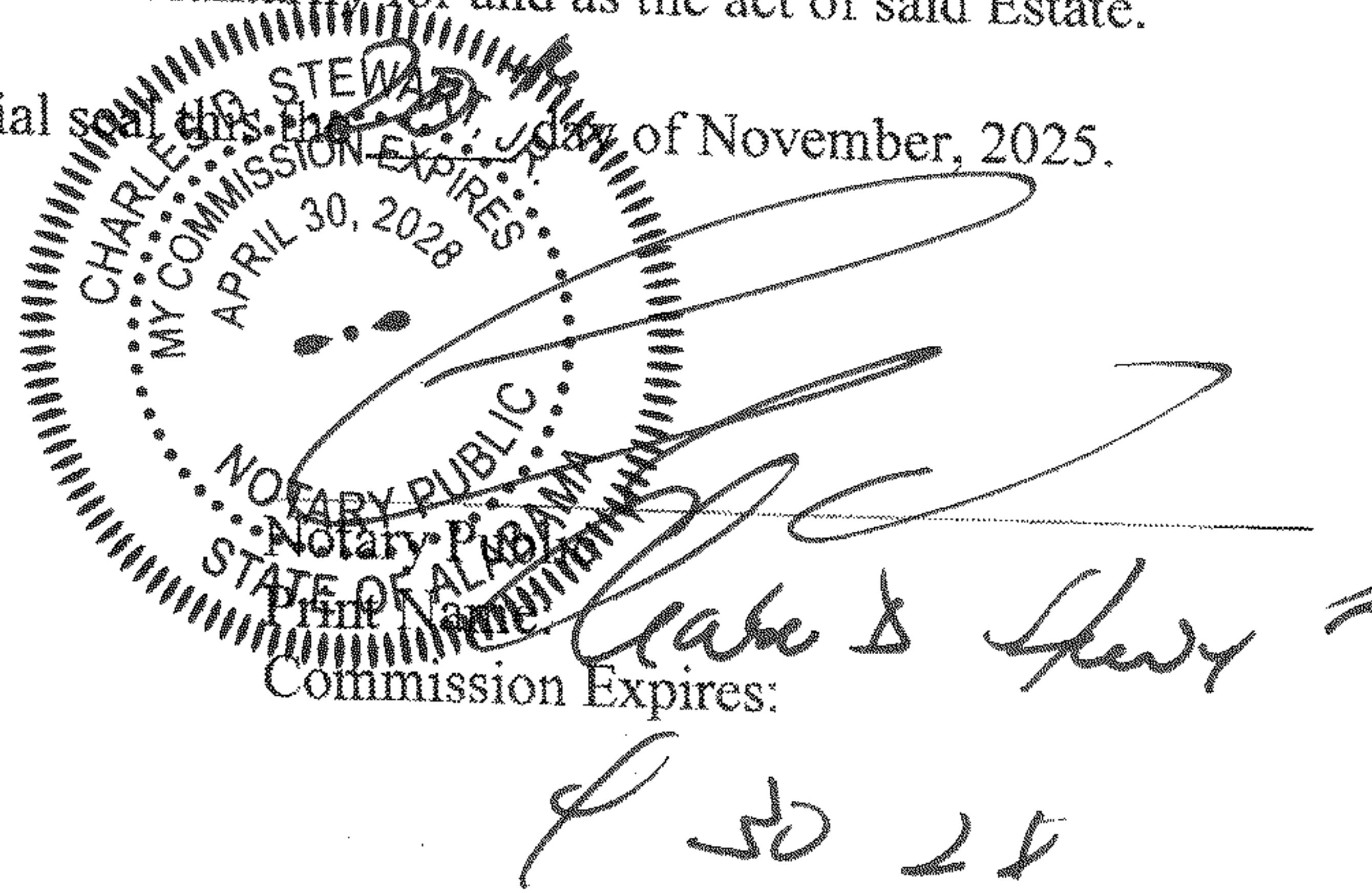
IN WITNESS WHEREOF, Grantor, the Estate of Philip Frederick Boettcher by Anneliese Catherine Boettcher its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 20 day of November, 2025.

Estate of Philip Frederick Boettcher

 Anneliese Catherine Boettcher, 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 Anneliese Catherine Boettcher, whose name as Personal Representative of the Estate of Philip Frederick Boettcher, 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 Philip Frederick Boettcher, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 20 day of November, 2025.



IN WITNESS WHEREOF, Grantor, the Estate of Philip Frederick Boettcher by Mary Elizabeth Tichy its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of November, 2025.

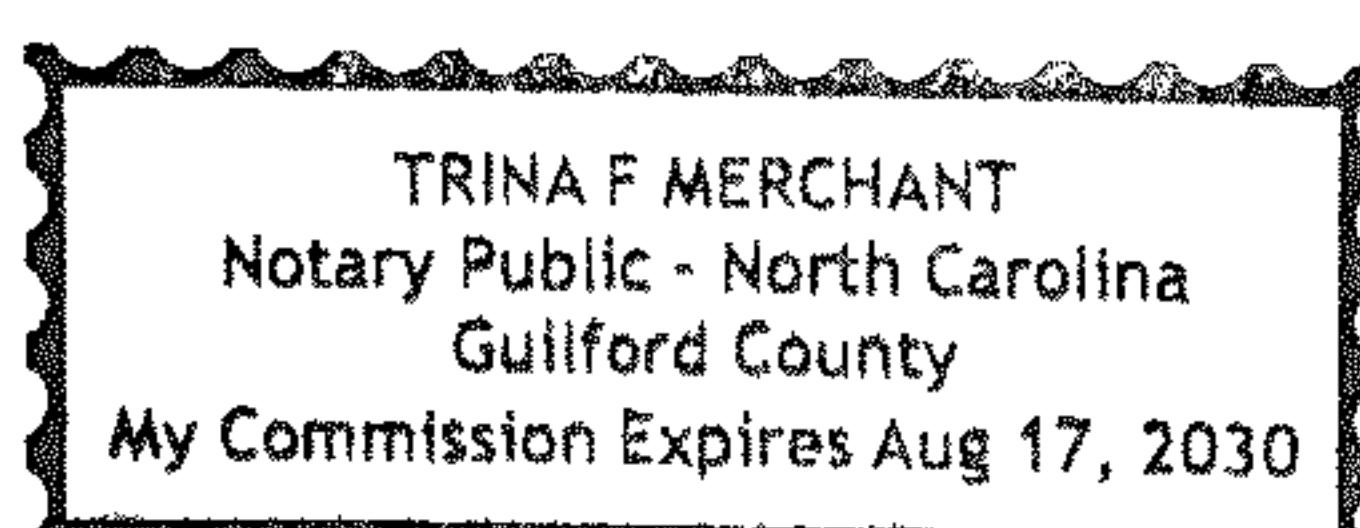
Estate of Philip Frederick Boettcher

Elizabeth Mary Tichy Personal Representative
Elizabeth Mary Tichy, Personal Representative

STATE OF NC
COUNTY OF Alamance

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Mary Tichy, whose name as Personal Representative of the Estate of Philip Frederick Boettcher, 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 Philip Frederick Boettcher, 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 17 day of November, 2025.



Trina F Merchant
Notary Public
Print Name: *Trina F Merchant*
Commission Expires: *8-17-2030*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2025 11:57:29 AM
\$127.00 JOANN
20251124000360370

Allie S. Boyd