

Send tax notice to:  
Andrew C Lacy  
159 Polo Field Way  
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

2026080T

Shelby COUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$224,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Jennifer Kurtz Mosley as Personal Representative of the Estate of Susan Kay Kurtz** whose mailing address is: **2630 Stratford Road, Columbia, SC 29204** (hereinafter referred to as Grantors) in hand paid by **Andrew C Lacy** whose property address is: **159 Polo Field Way, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 12, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, page 41, 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. Restrictions, covenants and conditions recorded in Instrument 20071008000469200, amended by First Amendment recorded in Inst. No. 20080512000192610, Second Amendment recorded in Instrument No. 20100325000086330; Third Amendment recorded in Instrument No. 20100618000195550 and Assignment of Developer Rights recorded in Instrument 20100325000086360 in the Probate Office.
3. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer Easement recorded in Instrument No. 20090903000340190 in the Probate Office.
4. Articles of Organization of Polo Crossings Owners Association, Inc. recorded in Instrument No. 10071008000469190 in the Probate Office.
5. Right of way granted to Alabama Power Company by Instrument No. 2007-18008 in the Probate Office.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, immunities, and release of damages relating thereto, whether or not appearing in the Public Records or listed in Schedule B, including those in instrument recorded in Real 20110708000199280 in the Probate Office.

\$0.00 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, Estate of Susan Kay Kurtz by Jennifer Kurtz Mosley as its Personal Representative who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of March, 2026.

Estate of Susan Kay Kurtz

*Jennifer Kurtz Mosley, PR*  
Jennifer Kurtz Mosley, Personal Representative

STATE OF *South Carolina*  
COUNTY OF *Richland*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Kurtz Mosley, whose name as Personal Representative of the Estate of Susan Kay Kurtz, 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 Susan Kay Kurtz, 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 2 day of March, 2026.

*Marica A. Harris*  
Notary Public  
Print Name: *marica A. Harris*  
Commission Expires: *1/6/2031*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/06/2026 01:42:57 PM  
\$250.00 KELSEY  
20260306000066090

*Alli S. Boyd*