

Send tax notice to:  
M&J Partners, LLC  
573 Timberline Trail  
Calera, AL 35040

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

STATE OF ALABAMA

2026047T

Shelby COUNTY

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand Three Hundred and 00/100 Dollars (\$250,300.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Sean Christopher Maher as Conservator of the Estate of Leigh Ellen Ingram** whose mailing address is: 2539 Old Rocky Ridge Rd. Birmingham, AL 35216 (hereinafter referred to as Grantors) in hand paid by **M&J Partners, LLC, an Alabama Limited Liability Company** whose property address is: **5205 Parkside Circle, Birmingham, AL, 35242** (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 11, according to the Survey of Parkside, as recorded in Map Book 7, page 136, 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. Building setback lines, rights of way and easements as shown on recorded map.
3. Restrictions, covenants and conditions as set out in Misc. Book 30, page 144 in the Probate Office.
4. Right of way granted to Alabama Power Company as set out in Deed Book 101, page 540; Deed Book 124, page 484; Deed Book 141, page 511 and Deed Book 186, page 185, in the Probate Office.
5. Easement to Alabama Power Company as recorded in Instrument 1998-17755.
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.

**\$225,270.00 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 Leigh Ellen Ingram by Sean Christopher Maher as its Conservator, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10 day of March, 2026.

Estate of Leigh Ellen Ingram

*Sean Christopher Maher*  
Sean Christopher Maher, Conservator

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sean Christopher Maher, whose name as Conservator of the Estate of Leigh Ellen Ingram, 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, he, in his capacity as said Conservator of the Estate of Leigh Ellen Ingram, 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 10 day of March, 2026.

*Charles J. Howard, Jr.*  
Notary Public  
Print Name: Charles J. Howard, Jr.  
Commission Expires: 3/30/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/11/2026 09:57:15 AM  
\$50.50 PAYGE  
20260311000071000

*Allie S. Bayl*