

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20210603000272750
06/03/2021 01:36:22 PM
DEEDS 1/3

WARRANTY DEED

SEND TAX NOTICES TO:

2515 16th St.
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Fifty-Five Thousand Five Hundred and 00/100 (\$155,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Nell Dennis and wife, Linda Dennis**, in hand paid by the GRANTEE(S), **Ronald E. Mosher**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot No. 27 in Allendale Subdivision, according to map of said subdivision, which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 page 78 situated in Shelby County, Alabama.

Also, a portion of Lot 26 described as follows: Commence at the Northwest corner of Lot 26; run thence Southerly 25 feet along the East boundary of 16th Street; thence run Easterly 142 feet to the East boundary of Lot 26; thence run Northerly 25 feet to the Northeast corner of Lot 26; thence run Westerly 142 feet to the point of beginning.

Deed Ref: Inst. 1998-03076.

NOTE: \$155,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to: Restrictive Covenants as set forth in Deed Book 219 page 297.

Building setback line of 30 feet as shown by plat.

Right of Way granted to Alabama Power Company as set forth in
Deed Book 98 page 64; Deed Book 112 page 57 Deed Book 112 page
62; Deed Book 605 page 29.

Right of way to Southern Bell Telephone recorded in Deed Book
219 page 73.

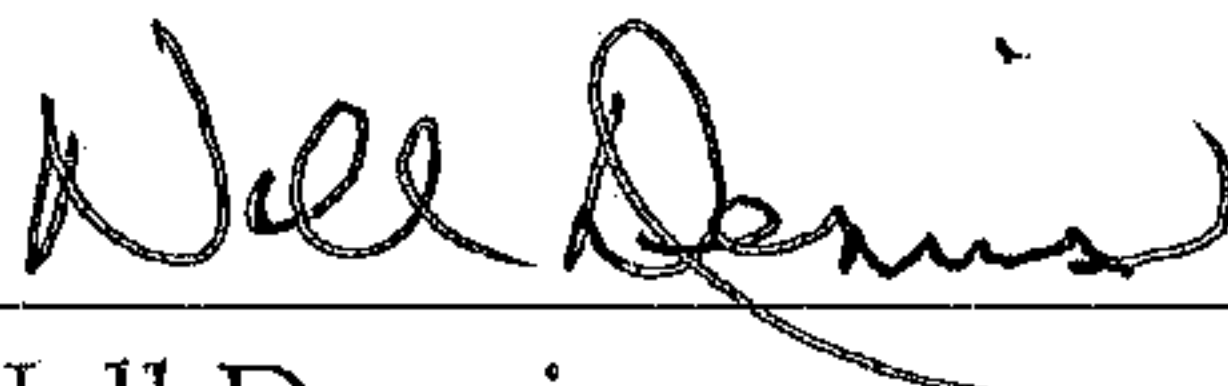
Transmission Line Permit to APC as recorded in Deed Book 220
page 56 and Book 236 page 174.

Right of Way as set forth in Deed Book 109 page 878.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the
heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors,
administrators, successors and assigns, covenant with said GRANTEE(S), their heirs,
executor, administrators, successors and assigns, that we are lawfully seized in fee
simple of said premises, that I(we) are free from all encumbrances, that I(we) have a
good right to sell and convey the same as aforesaid, and that I(we) will, and my(our)
heirs, executors, administrators, successors and assigns shall, warrant and defend the
same to the said GRANTEE(S), their heirs, executors and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our)
hand and seal, on this 7th day of June, 2021.



Nell Dennis



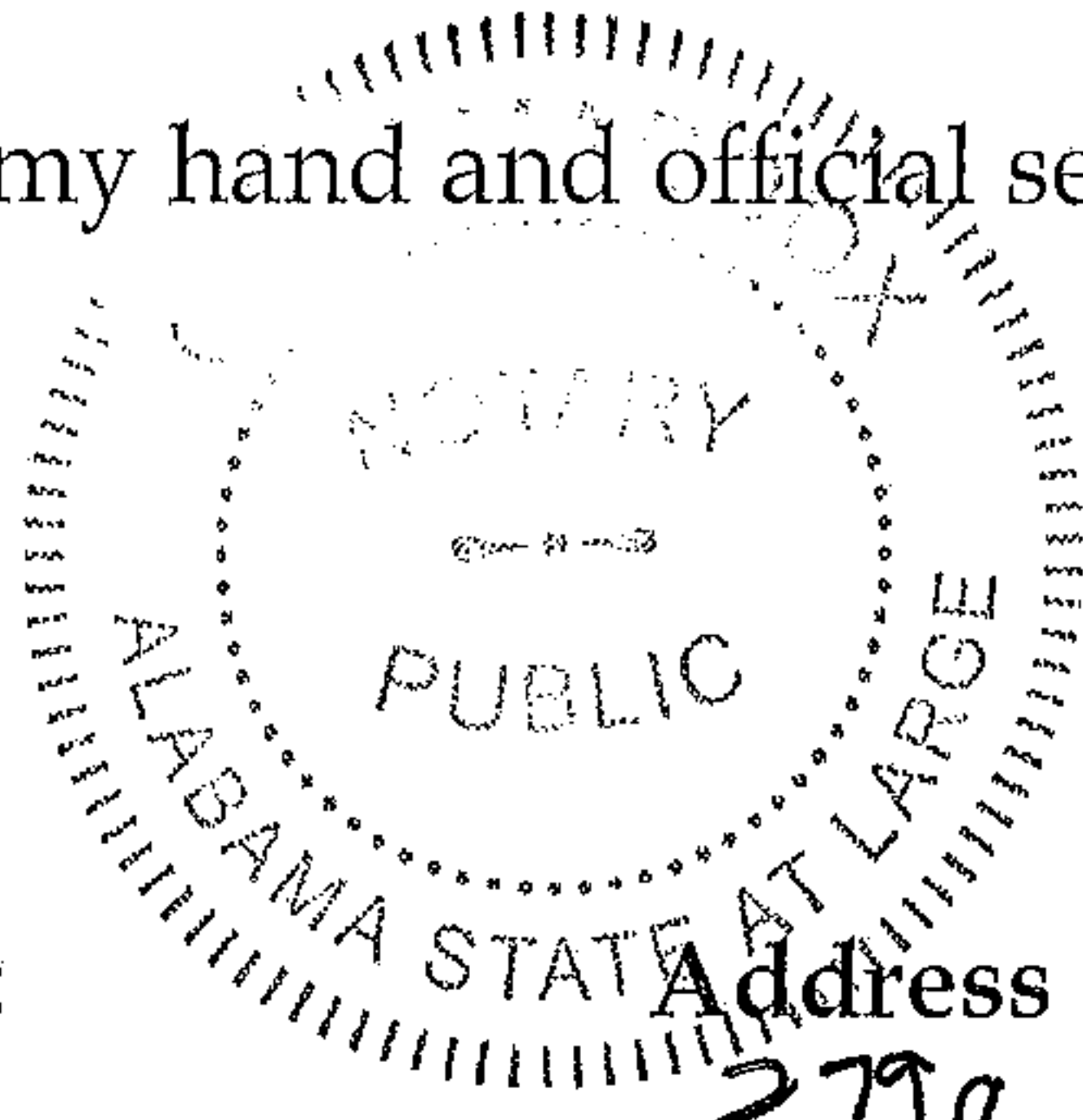
Linda Dennis

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said
State, hereby certify that **Nell Dennis and Linda Dennis** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2021.



NOTARY PUBLIC

My Commission Expires: 4-23-23

Address of Grantee:

2515 16th St
Calera, AL 35040

Address of Grantor:

2770 CR 8
Clanton, AL 35040

Property Address:

2515 16th Street
Calera, AL 35040

Real Value: \$155,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2021 01:36:22 PM
\$29.00 JOANN
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Allen S. Bayl