

Send Tax Notice to:  
Andrew M. Lloyd and Hannah Lloyd  
5 Oakdale Dr  
Montevallo, AL 35115

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-5330

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)** 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 **Ronald Earle Mize and Jennifer W. Mize, Also Known As Jennifer West Mize, husband and wife (herein referred to as "Grantor," whether one or more),** whose mailing address is

1102 Thompson Road, Alabaster, AL 35007

by **Andrew M. Lloyd and Hannah Lloyd (herein referred to as "Grantee," whether one or more),** whose mailing address is

5 Oakdale Drive, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5 Oakdale Dr, Montevallo, AL 35115-5435,** 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, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$180,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith. IN ADDITION, \$6,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SUBORDINATE MORTGAGE LOAN, FILED SIMULTANEOUSLY HERewith.**

**The Alabama Power of Attorney Form for Ronald Earle Mize is filed with the Probate Court of Shelby County, Alabama at Instrument No. 20220623000251580.**

**The Alabama Power of Attorney Form for Jennifer West Mize is filed with the Probate Court of Shelby County, Alabama at Instrument No. 20220623000251570.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 28<sup>th</sup> day of December, 2022

Ronald Mize by Rebecca M. Turner  
Ronald Mize by Rebecca M. Turner, his Agent

Jennifer W. Mize by Rebecca M. Turner  
Jennifer W. Mize by Rebecca M. Mize, her Agent

State of Alabama  
County of Shelby

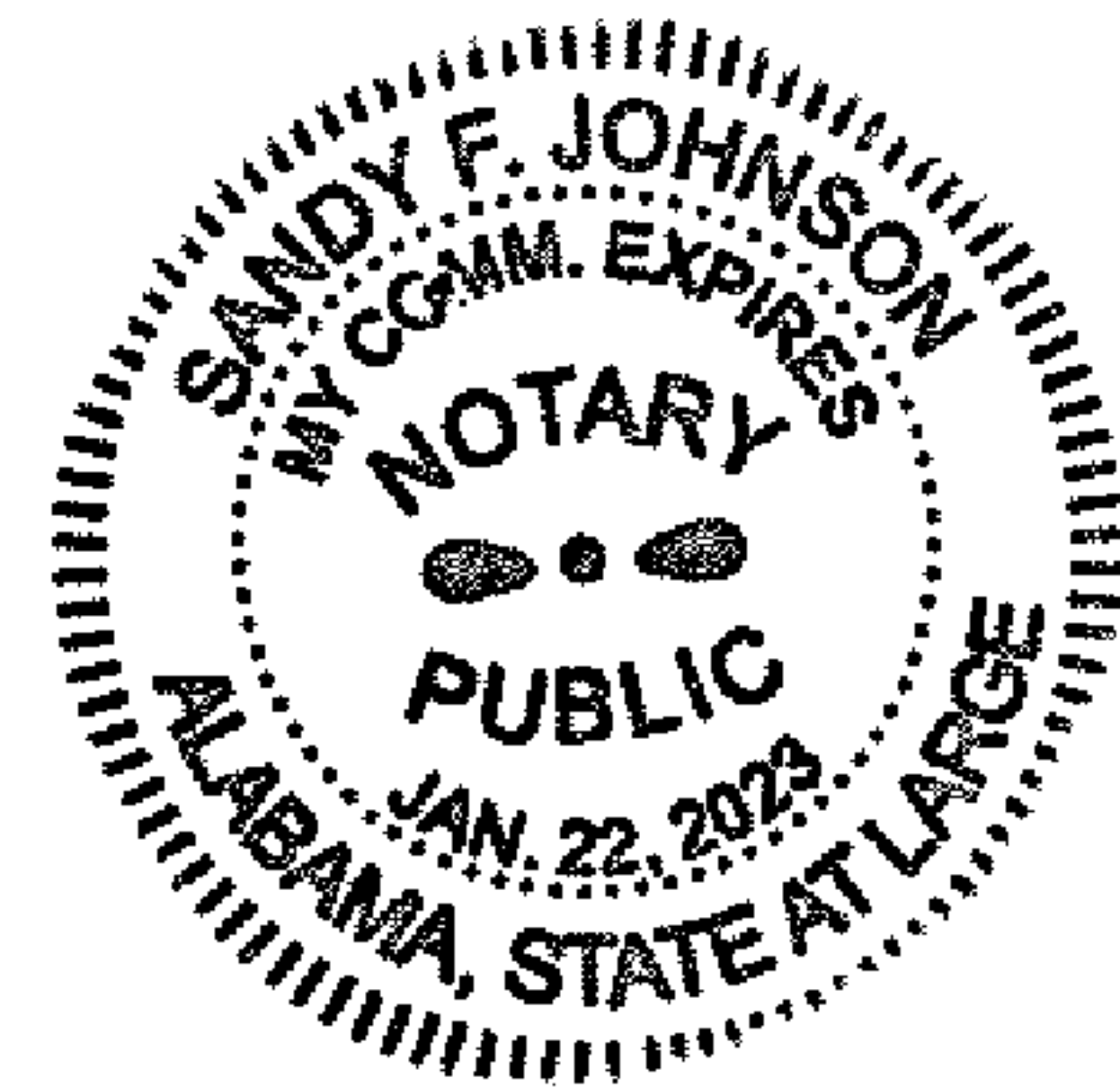
I, Sandy F. Johnson, a Notary Public, hereby certify that **Rebecca M. Turner**, whose name(s) is signed as Attorney in Fact for **Ronald Earle Mize** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 28<sup>th</sup> day of December, A. D. 2022.

Sandy F. Johnson  
Notary Public

Sandy F. Johnson  
Printed Name

My Commission Expires: 01/22/23



State of Alabama  
County of Shelby

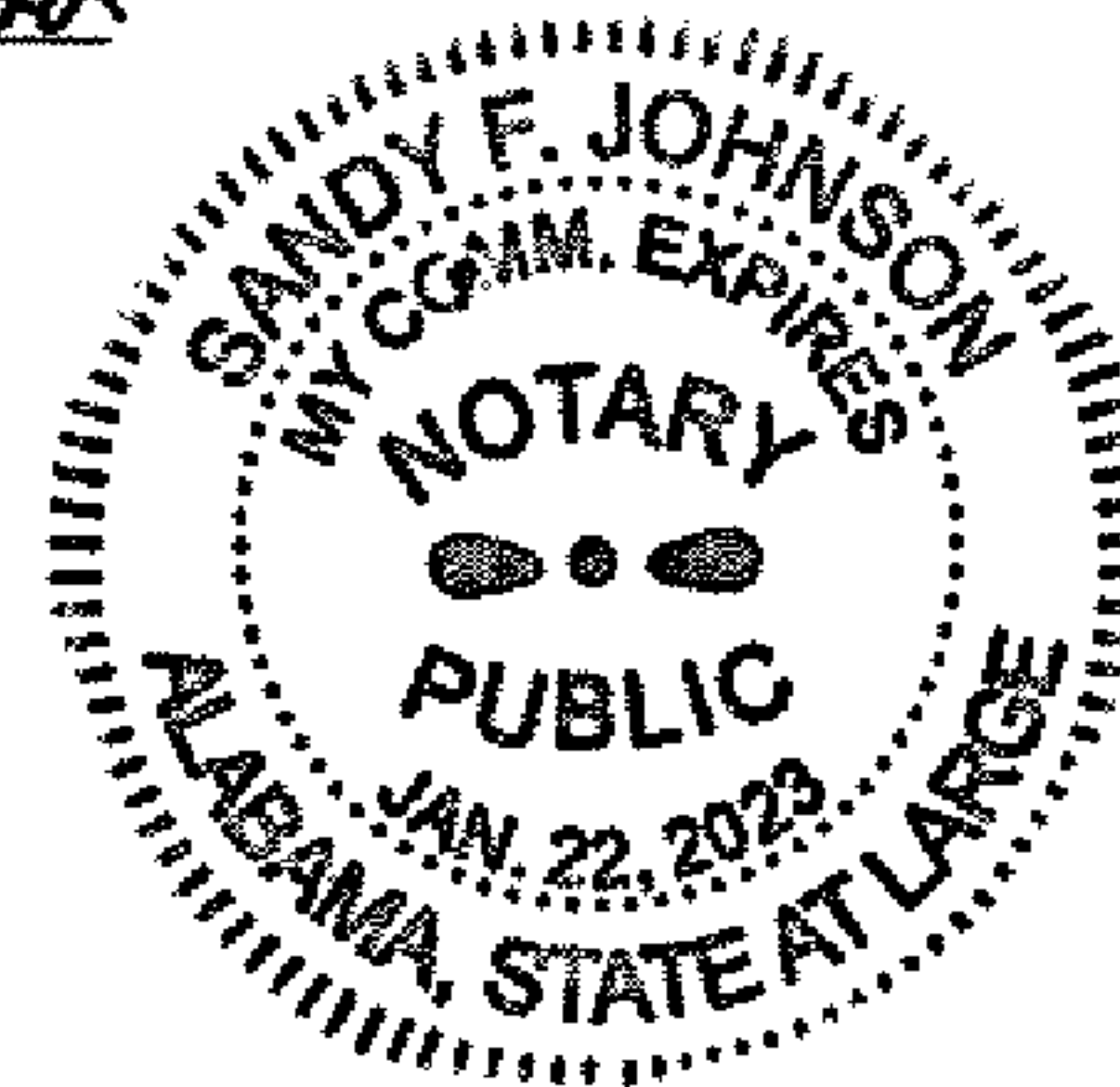
I, Sandy F. Johnson, a Notary Public, hereby certify that **Rebecca M. Turner**, whose name(s) is signed as Attorney in Fact for **Jennifer W. Mize** to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 28<sup>th</sup> day of December, A. D. 2022.

Sandy F. Johnson  
Notary Public

Sandy F. Johnson  
Printed Name

My Commission Expires: 01/22/23



**EXHIBIT A**

**Property 1:**

Lot 5, according to Map of Oakdale Estates, as recorded in Map Book 5, on Page 98, in Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/03/2023 09:38:54 AM**  
**\$30.00 PAYGE**  
**20230103000000770**

*Allen S. Bayl*