

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3700

135 Gillette Dr
Franklin TN 37069

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Johnny Dale Dodd, Personal Representative of the Estate of Roger Dale Dodd a/k/a Roger D. Dodd, deceased Probate Case No. PR-2023-000199** whose mailing address is: 15546 Coosa County Rd 56 Sylacauga AL 35151 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ala Home Rentals, LLC** whose mailing address 135 Gillette Dr Franklin TN 37069 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **430 Pineview Rd, Montevallo, AL**

Lot 13, Block 5, according to the Survey of Arden Subdivision as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Mary F. Dodd grantee in that certain Deed recorded in Instrument No. 20200302000081650 died on or about November 21, 2021.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of May, 2023

Johnny Dale Dodd
**Johnny Dale Dodd, Personal Representative of the
 Estate of Roger Dale Dodd a/k/a Roger D. Dodd, deceased
 Probate Case No. PR-2023-000199**

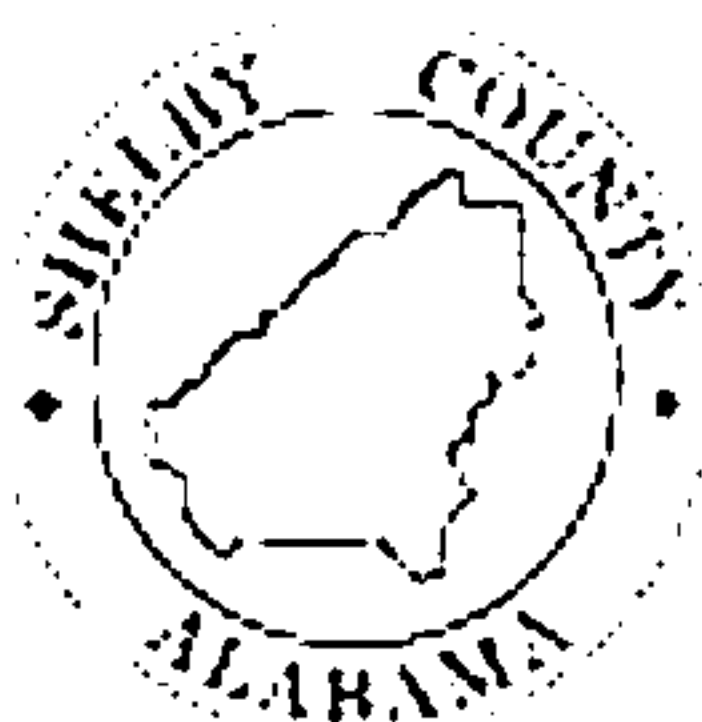
STATE OF Alabama Shelby County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Johnny Dale Dodd, Personal Representative of the Estate of Roger Dale Dodd a/k/a Roger D. Dodd, deceased Probate Case No. PR-2023-000199** name 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 this conveyance, he as Personal Repeentatvie of the Estate executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of May, 2023

My Commission Expires: 8-28-24

Jen H Poe
 Notary Public



**Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2023 02:04:46 PM
 \$241.00 BRITTANI
 20230516000145540**

Allie S. Bayl