

**SEND TAX NOTICE TO:**  
Kenneth Michael Blake Rodgers  
138 Camelia Street  
Harpersville, AL 35078

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED FORTY SIX THOUSAND NINE HUNDRED AND 00/100 (\$146,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mavis D. Sanders, a single person, and Pamela S. Bassett, a married person**, whose address is 223 Arrowhead Road, Cropwell, AL 35054 (hereinafter "Grantor", whether one or more), by **Kenneth Michael Blake Rodgers**, whose address is 138 Camelia Street, Harpersville, AL 35078, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kenneth Michael Blake Rodgers, a single person**, the following described real estate situated in Shelby County, Alabama, **the address of which is 138 Camelia Street, Harpersville, AL 35078 to-wit:**

**Lot 6, according to Kidd Survey, Harpersville, Alabama, being more particularly described as follows: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County; thence proceed east along the north boundary of said Section for a distance of 726.55 feet to a point; thence turn an angle of 89° 55' to the right and proceed south for a distance of 427.85 feet to the point of beginning of the land herein described; from this beginning point continue south for a distance of 136.6 feet; thence turn an angle of 56° to the right and proceed southwesterly for a distance of 314.1 feet to a point on the northeasterly side of a paved street, this point being 30 feet from the center line of said street; thence proceed northwesterly along the northeasterly side of said street for a distance of 110 feet; thence turn an angle of 85° 04' to the right and proceed northeasterly for a distance of 382.7 feet to the point of beginning.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$144,238.00 executed and recorded simultaneously herewith.

The subject property does not constitute the homestead of the grantor nor their spouse.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of October, 2023.

  
Mavis D. Sanders by Pamela S. Bassett, Attorney-In-Fact

  
Pamela S. Bassett

STATE OF ALABAMA  
COUNTY OF SHELBY

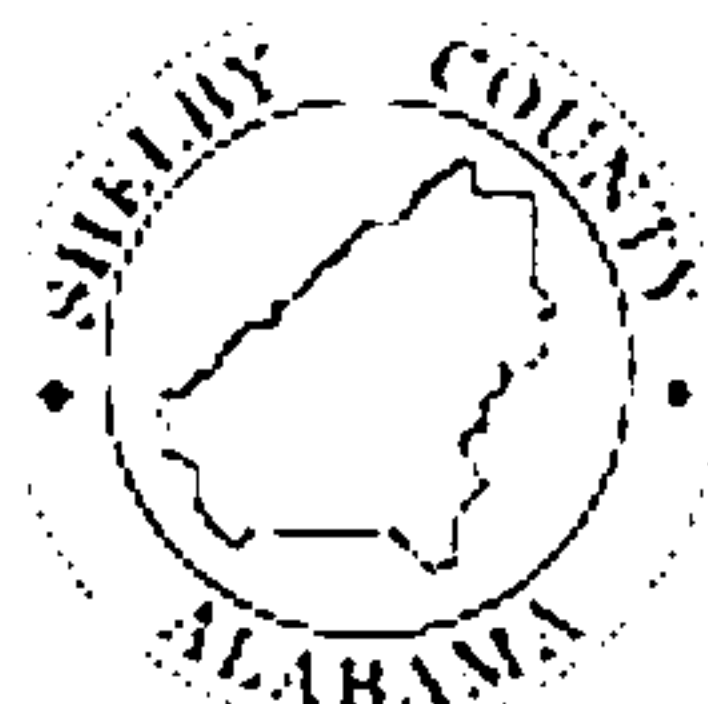
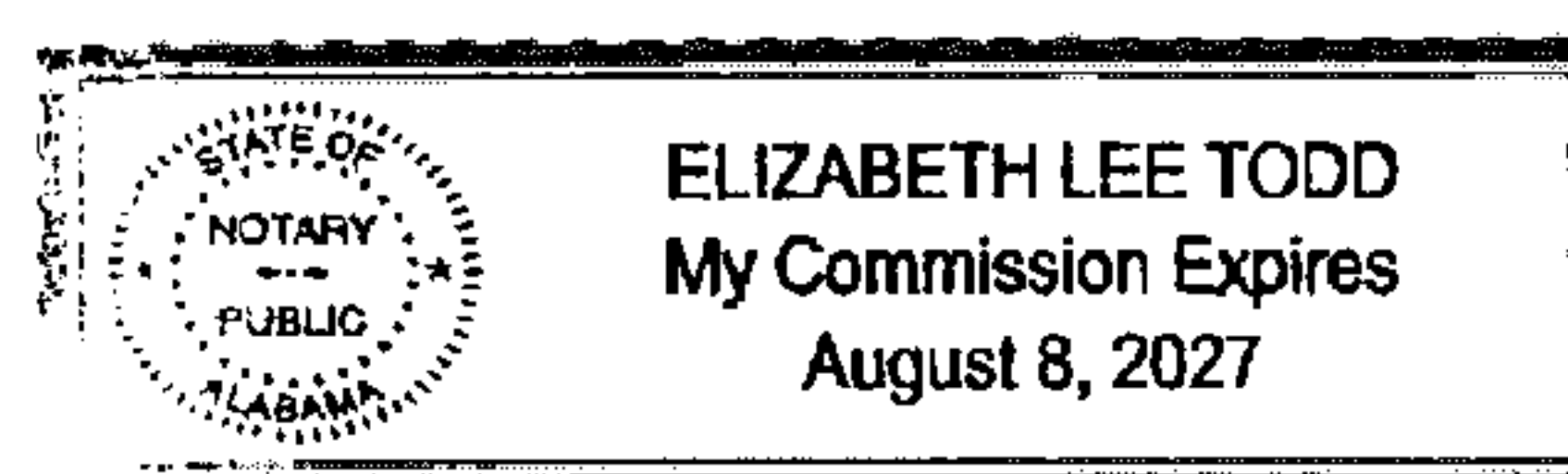
I, the undersigned Notary Public in and for said County and State, hereby certify that Pamela S. Bassett whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

I, the undersigned Notary Public in and for said County and State, hereby certify that Mavis D. Sanders by Pamela S. Bassett, Attorney-In-Fact whose name(s) is/are signed 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, he in his capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 20th day of October, 2023.

  
Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2023 10:42:16 AM  
\$28.00 PAYGE  
20231024000313080

