

Send Tax Notice to:  
Renta Property, LLC  
2658 Dolly Brook Lane  
Vestavia Hills, AL 35243

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-1694

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIXTY NINE THOUSAND AND 00/100 (\$69,000.00) 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

**Mary L. Wrobel, an unmarried person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

113 Rillia Drive, Madison, AL 35756

by **Renta Property, LLC (herein referred to as "Grantee")**, whose mailing address is

2658 Dolly Brook Lane, Vestavia Hills, AL 35243

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **511 Oakmont Drive, Alabaster, AL 35007**, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$52,774.81 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**Mary L. Wrobel is the surviving grantee of that certain deed recorded in Book 310, page 386, in the Probate Office of Shelby, Alabama. The other grantee, Eugene H. Wrobel, having passed away on the 13<sup>th</sup> day of November, 2021.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 3 day of April, 2024

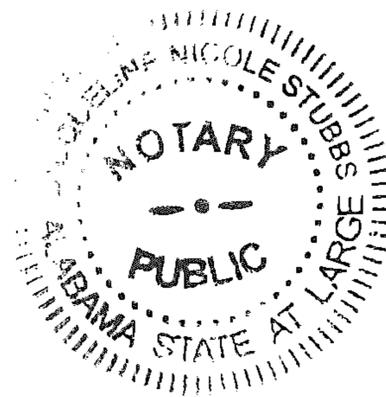
Mary L. Wrobel  
Mary L. Wrobel

STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ Madison

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary L. Wrobel 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.

Given under my hand and official seal this 3 day of April, 2024.

Jeanette Stubbs  
Notary Public  
My Commission Expires: 2.8.25



**EXHIBIT A**

Property 1:

LEGAL DESCRIPTION: AS SURVEYED

PID# 14-9-32-0-000-018.003

A parcel of land lying and being in the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 2" capped pipe being the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama; thence along the South line of said 1/4 - 1/4 line N 88° 39' 41"W a distance of 654.84 to a point; thence leaving said 1/4 - 1/4 line N 72° 05' 14"W a distance of 656.70' to a point; thence N 14° 35' 21"E a distance of 400.95' to the POINT OF BEGINNING which falls in Kimberly-Clark Lake; thence N 14° 25' 49"E a distance of 202.67' to a point which also falls in Kimberly-Clark Lake; thence S 72° 18' 18"E (through a 1/2" rebar line iron 81.7' along said course) a distance of 636.86' to a 1" crimp on the West right of way line of Oakmont Drive; thence along said West right of way line S 15° 25' 46"W a distance of 104.72' to a point in a tree; thence continuing along said West right of way line S 5° 12' 03"E a distance of 104.40' to a 1" crimp; thence leaving said West right of way line N 72° 16' 40"W (through a 5/8" capped rebar [BAILEY CA 899LS] line iron which is 106.9' from the POINT OF BEGINNING along said course) a distance of 670.07' to the POINT OF BEGINNING. Said parcel containing 129,769 SQ FT [2.98 acres), more or less, This being the same parcel of land described in Deed Book 310, Page 386, and recorded on Feb. 8, 1978, in the Office of the Judge of Probate in Shelby County, Alabama.

LESS & EXCEPT a parcel of land described in Instrument No. 20230906000269060 and recorded on Sept. 6, 2023, in the Office of the Judge of Probate in Shelby County, Alabama. ALSO LESS & EXCEPT a parcel of land described in Deed Book 313, Page 840, and recorded on July 28, 1978, in the Office of the Judge of Probate in Shelby County, Alabama,



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/05/2024 01:11:16 PM  
 \$44.50 BRITTANI  
 20240405000096750  
 General Warranty Deed - Individual (AL)

*Alvin S. Bayl*