

Send Tax Notice to:
Empire Rentals, LLC
10 Chatham Ct.
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-3111

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN THOUSAND AND 00/100 (\$10,000.00) 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

Willie Mae Cottingham, an unmarried woman, and Patricia Evans, a married woman (herein referred to as "Grantor," whether one or more), whose mailing address is

131 Ellis St., Montevallo, AL 35115

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

10 Chatham Ct., Pelham, AL 35124

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 **Samford Street, Montevallo, AL 35115,** 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.

The property herein conveyed does not constitute the homestead of either Grantor, nor that of either of their respective spouses, if applicable.

Louie A. Cottingham, co-grantee in that deed recorded at Instrument No. 2005091500479210 is deceased, having died on or about November 20, 2011.

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 06 day of May, 2024.

Willie Mae Cottingham
Willie Mae Cottingham

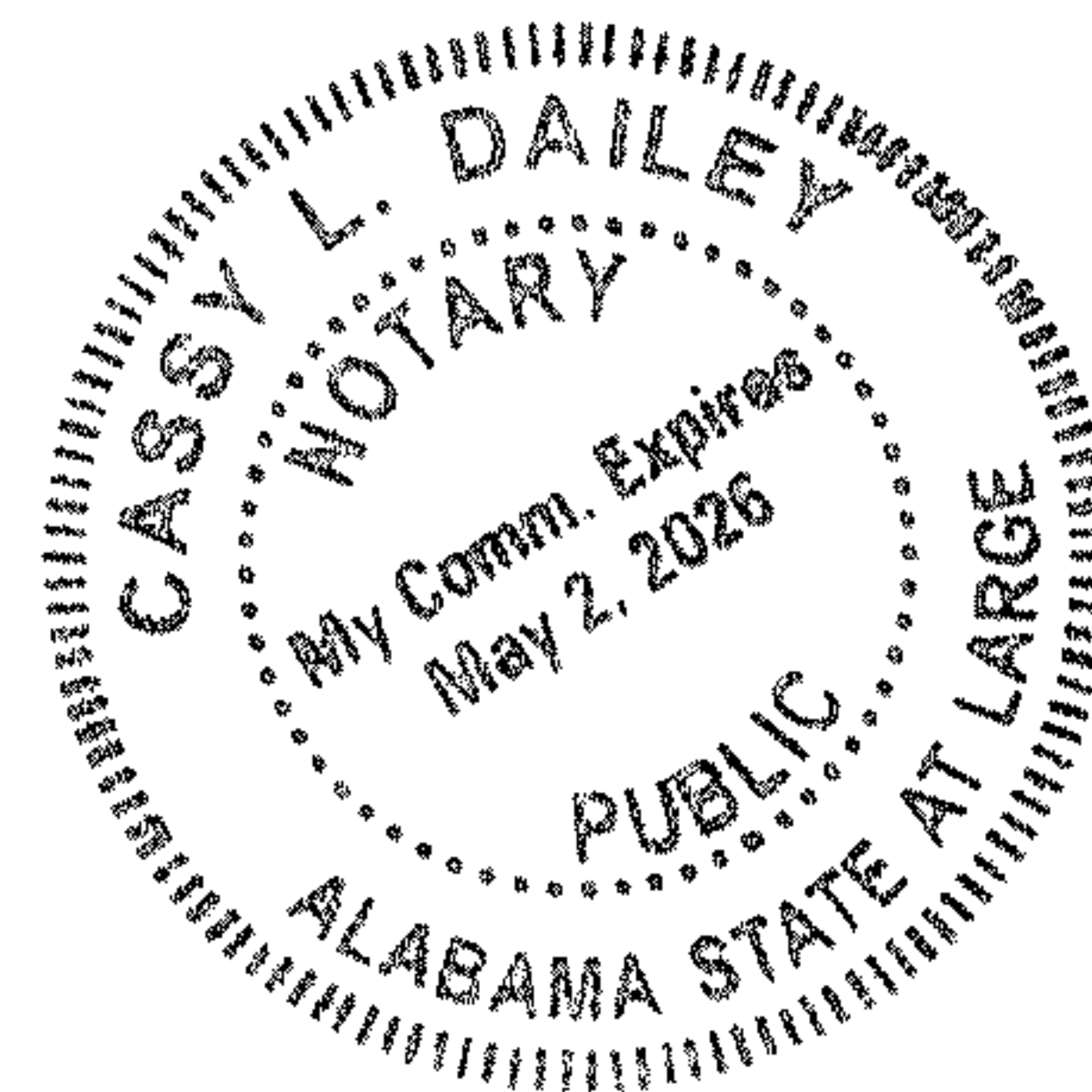
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Willie Mae Cottingham 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 06 day of May, 2024.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 4TH day of May, 2024

Pat Evans
Patricia Evans

Virginia
STATE OF ~~ALABAMA~~ YAP
COUNTY OF ~~SHELBY~~ chesapeake

I, the undersigned Notary Public in and for said County and State, hereby certify that Patricia Evans 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 4TH day of May, 2024.

[Signature]
Notary Public

My Commission Expires: 11/30/2026

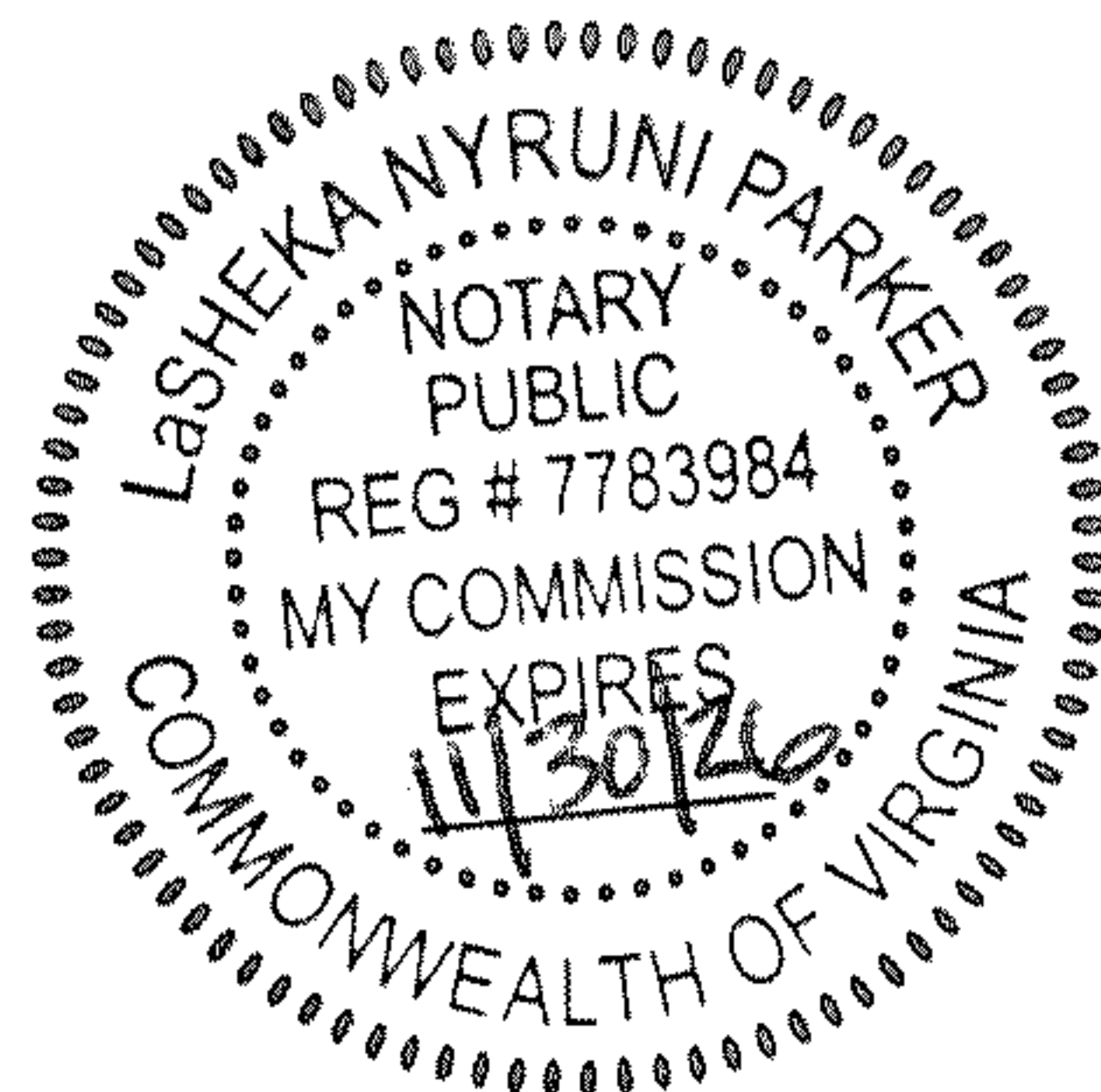


EXHIBIT A

Property 1:

Lot No. 10 in Block F of the Reynolds Addition to South Montevallo, Alabama, described as follows: Beginning at a point 150 feet in a Southerly direction from the Southeast corner of the intersection of White and Samford Streets on the eastern boundary of Samford Street, thence in an easterly direction, perpendicular to Samford Street 140 feet, thence in a southerly direction parallel to Samford Street 50 feet, thence in a westerly direction perpendicular to Samford Street 140 feet, thence in a northerly direction along the eastern boundary of Samford Street 50 feet to point of beginning, said lot being a rectangular shape and measuring 50 x 150 feet. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2024 12:11:07 PM
\$41.00 JOANN
20240516000145200

Allen S. Bayl