

Send Tax Notice to:
Kevin Gardner
1239 Alex Mill Road
Montevallo, AL 35115

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

File: PEL-24-3012

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY THOUSAND AND 00/100, \$230,000.00 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 Ford Dennis Davis, a/an married woman, William Alan Dennis, a/an married man, and Mary S. Mendonca, Successor Trustee of Mendonca Family Trust dated June 9, 2015 (herein referred to as "Grantor," whether one or more), whose mailing address is
6588 Willowbridge Drive, Fairhope, AL 36532

by Kevin Gardner, (herein referred to as "Grantee"), whose mailing address is
1239 Alex Mill Road, Montevallo, AL 35115

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
Alex Mill Road - Parcel 1 - 20 Acres, 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.

\$207,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of their respective spouse, as applicable, neither is it contiguous hereto.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14 day of May,
2024.

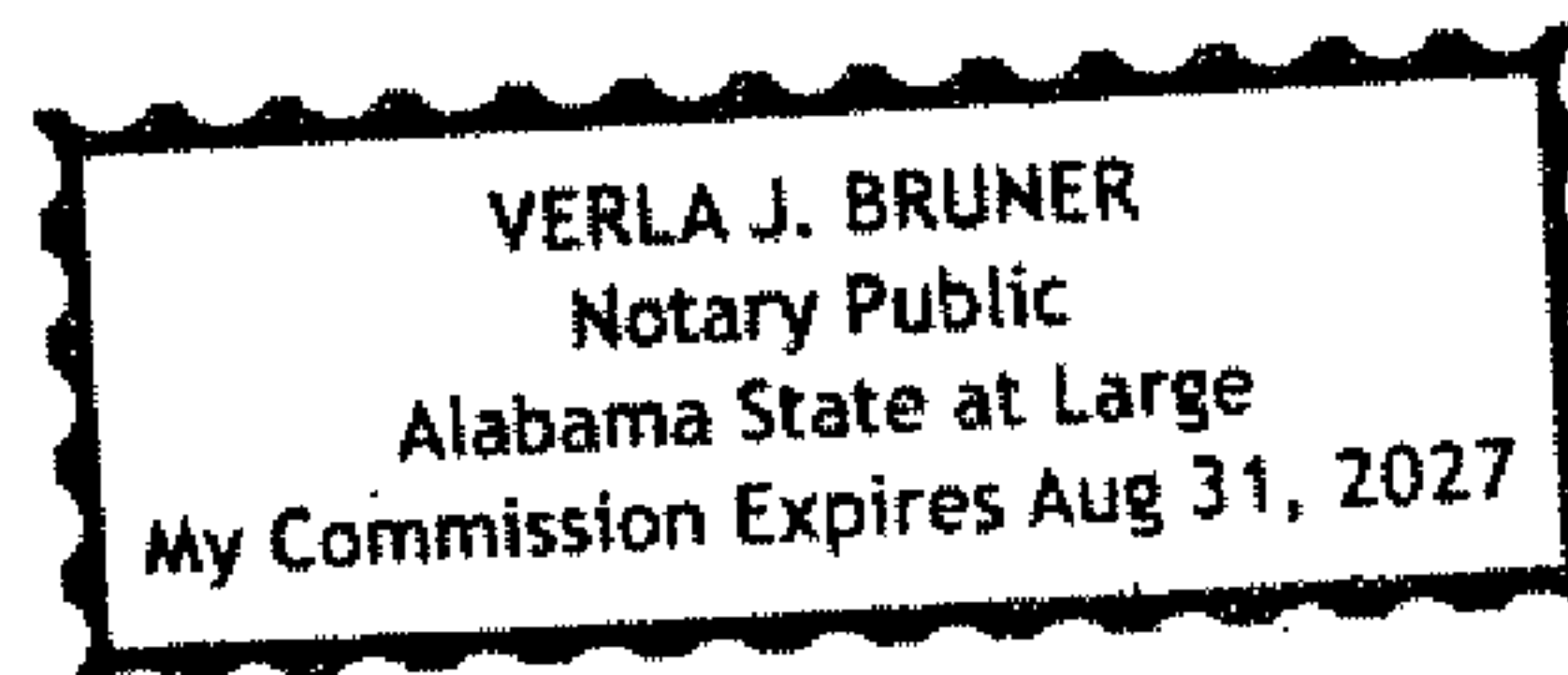
Mary Ford Dennis Davis
Mary Ford Dennis Davis

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that **Mary Ford Dennis Davis**, 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 14 day of May, 2024.

Verla J. Bruner
Notary Public
My Commission Expires:



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of MAY, 2024

William Alan Dennis
William Alan Dennis

STATE OF Alabama
COUNTY OF TUSCALOOSA

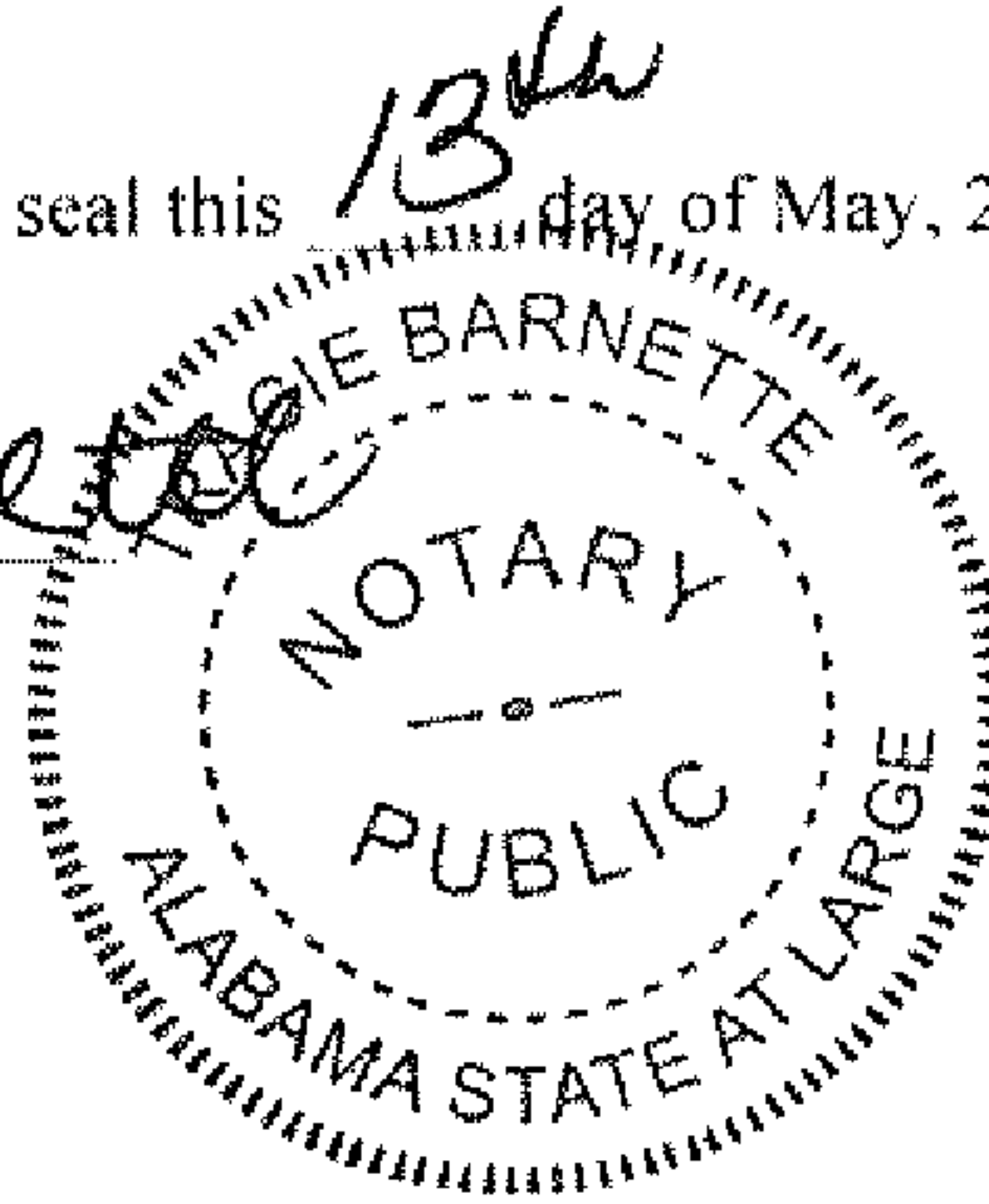
I, the undersigned Notary Public in and for said County and State, hereby certify that **William Alan Dennis** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the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

Given under my hand and official seal this 13th day of May, 2024.

Tracie Barnett
Notary Public

My Commission Expires:

11/10/2024



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14th day of May, 2024.

Mendonca Family Trust dated June 9, 2015

By: Mary S. Mendonca
Mary S. Mendonca, Successor Trustee

STATE OF Alaska
COUNTY OF Anchorage

I, the undersigned Notary Public in and for said County and State, hereby certify that **Mary S. Mendonca**, whose name as **Successor Trustee of Mendonca Family Trust dated June 9, 2015** is 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, she, as such **Successor Trustee** and with full authority, executed the same voluntarily for and as the act of the **Mendonca Family Trust dated June 9, 2015**, on the day the same bears date.

Given under my hand and official seal this 14th day of May, 2024.

Mary Trisha Rowansi
Notary Public
My Commission Expires: 02-06-2028

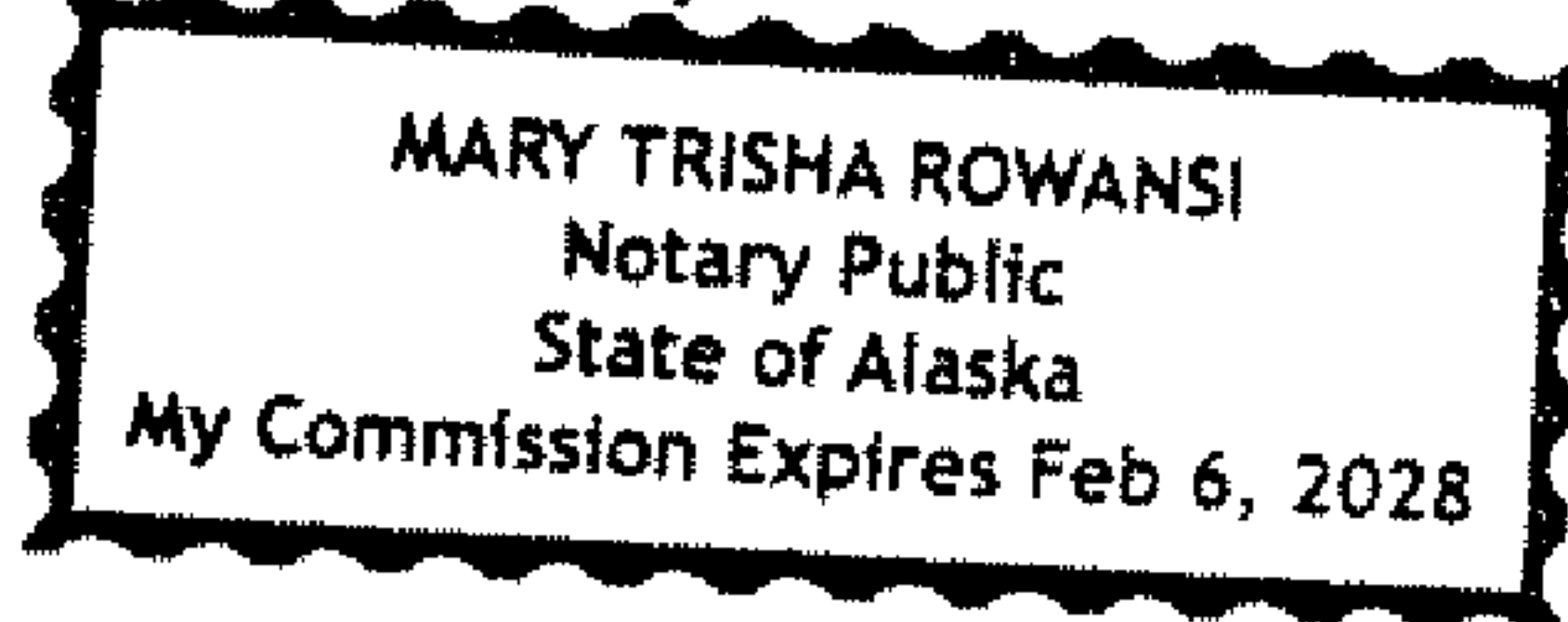


EXHIBIT A

Parcel 1 — A Parcel of land situated in the SE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of the SE 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°34'30"W a distance of 1317.36'; thence N89°18'33"E o distance of 661.36'; thence S02°34'30"E o distance of 1319.21'; thence SB9°28'10"W a distance of 661.42' to the POINT OF BEGINNING.

Said Parcel containing 20.00 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 09:01:58 AM
\$59.00 PAYGE
20240521000149660

Allen S. Bayl