

Send Tax Notice to:
Victor L. Smith
1109 1st Street S
Alabaster, AL 35007

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

File: PEL-24-2247

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100, \$345,000.00 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 Victor L. Smith, (herein referred to as "Grantee"), whose mailing address is 1109 1st Street S., Alabaster, AL 35007

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 2 and 3 - 30.23 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.

\$310,500.00 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 16 day of May, 2024.

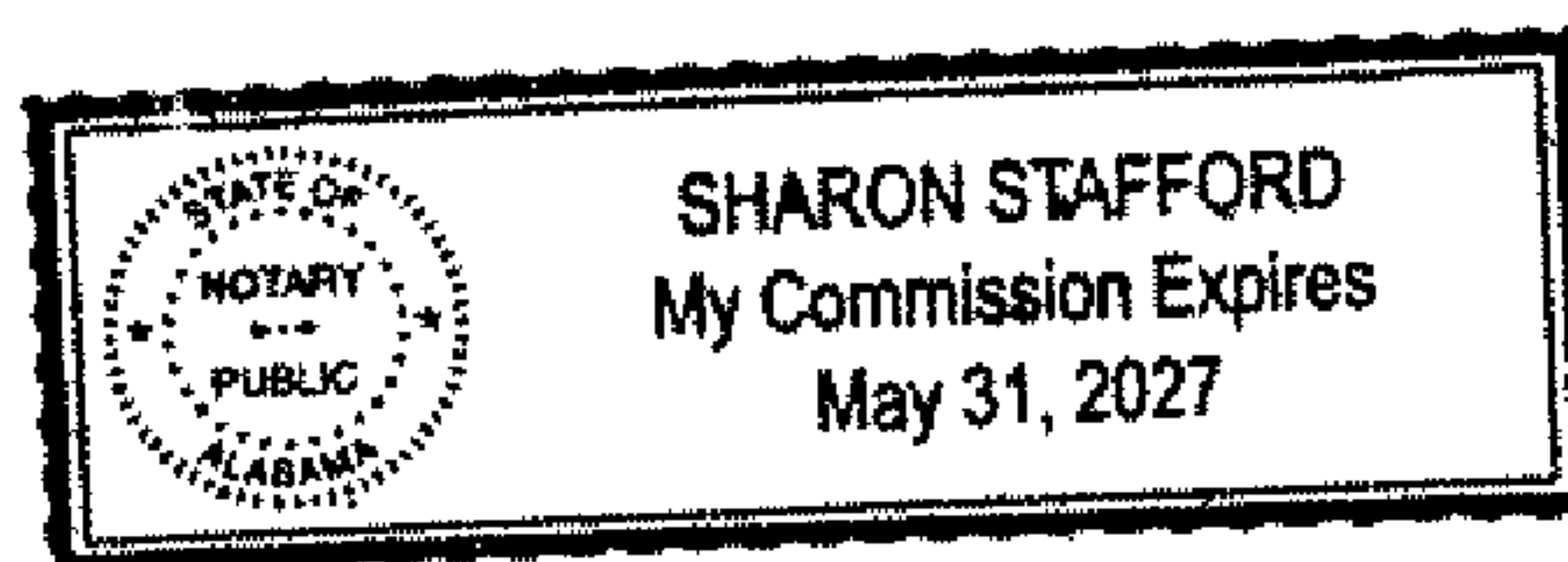
Mary Ford Dennis Davis
Mary Ford Dennis Davis

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 16th day of May, 2024.

Sharon Stafford
Notary Public
My Commission Expires: 05-31-2027



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of MAY,
20 24

William Alan Dennis
William Alan Dennis

STATE OF Alabama
COUNTY OF USCALOOSA

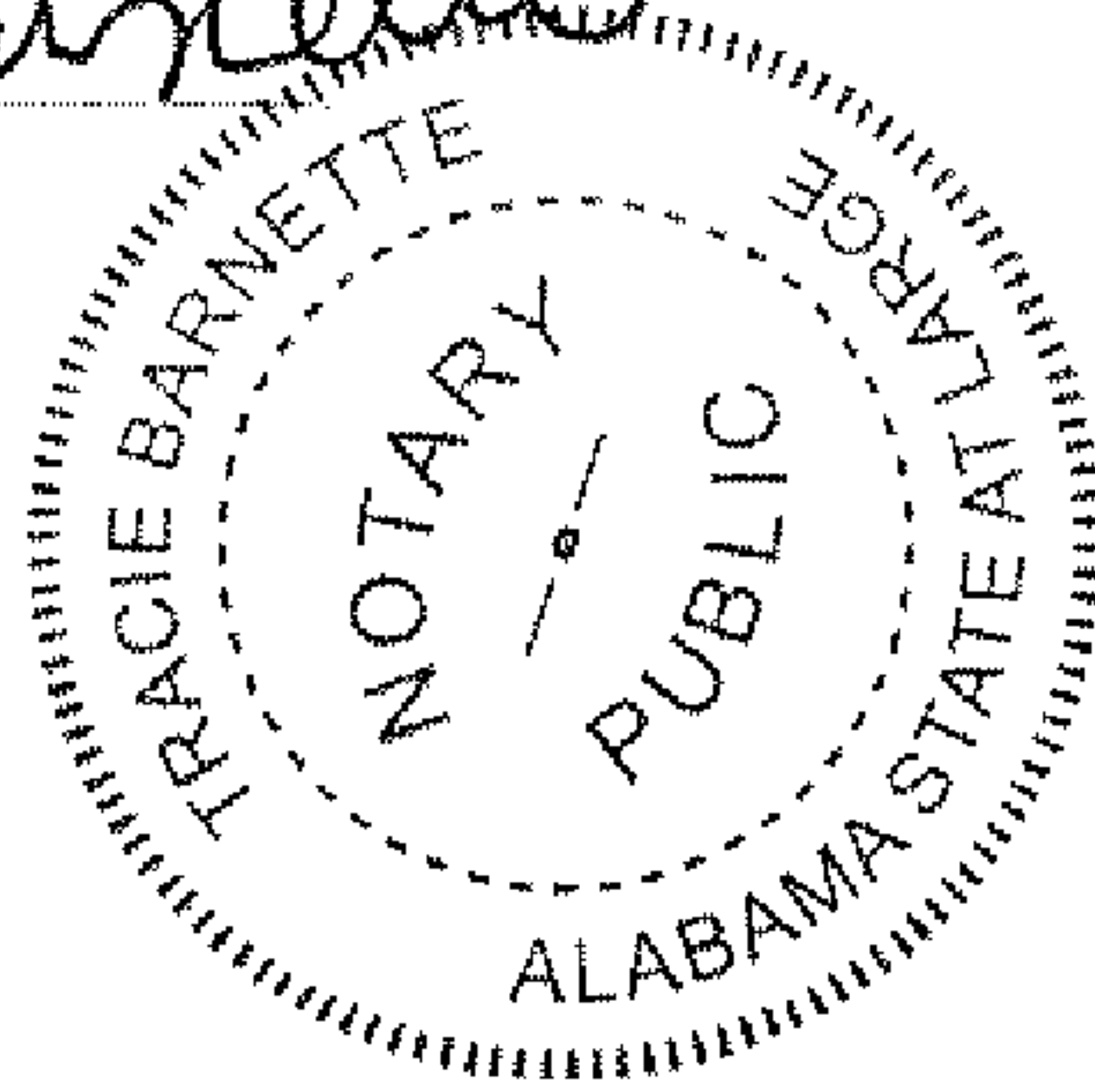
I, the undersigned Notary Public in and for said County and State, hereby certify that **William Alan Dennis** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the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

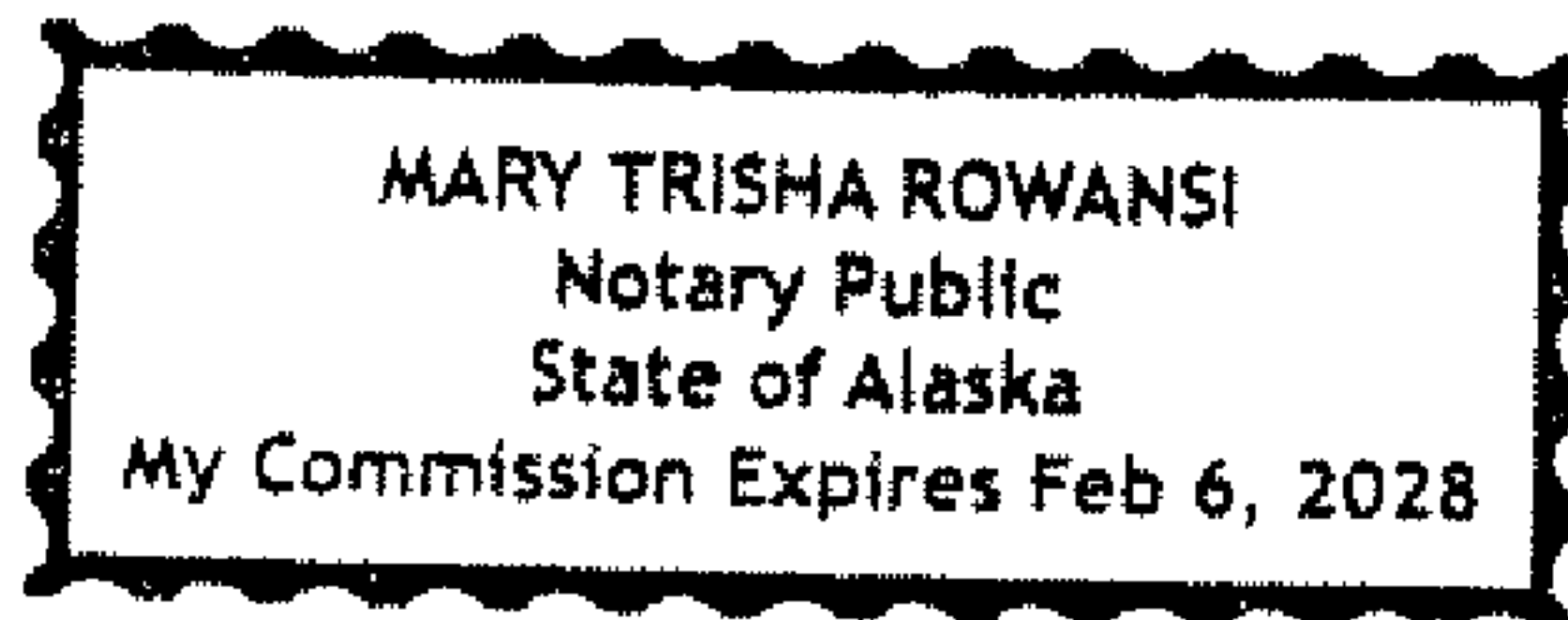


EXHIBIT A

Parcel 2 — 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 SE Corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°28'10"W a distance of 661.16'; thence N02°34'30"W a distance of 1319.21'; thence N89°18'33"E a distance of 662.37"; thence S02°31'11"E a distance of 1321.02' to the POINT OF BEGINNING.

Said Parcel containing 20.04 acres, more or less.

Parcel 3 — A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the SW Corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°31'11"W a distance of 1321.02'; thence SB9°25'33"E a distance of 329.54'; thence S03°02'20"E a distance of 1262.80'; thence S40°02'20"E a distance of 21.00'; thence S69°17'39"E a distance of 75.00'; thence S23°35'39"W a distance of 12.00'; thence S89°45'00"W a distance of 417.26' to the POINT OF BEGINNING.

Said Parcel containing 10.19 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/21/2024 09:02:02 AM
 \$70.50 JOANN
 20240521000149690

Allen S. Bayl