

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

887 Lake Mitchell Road
Clanton, AL 35045.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Fifty Thousand and 00/100 (\$50,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Vicki Diane Sims**, a married person and **Susan E. Maddox**, a married person, in hand paid by the GRANTEE(S), **Maciel Construction, LLC**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A part of the NW ¼ of NW ¼ of Section 2, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of NW ¼ of NW ¼ of said Section 2 and run Northerly along East line a distance of 629.2 feet; thence run West parallel with South line of said forty 770 feet to point of beginning of lot herein described; thence continue West and parallel with south line of said forty acres a distance of 80 feet; thence run South and parallel with East line of said forty 100 feet; thence run East and parallel with South line of said forty 80 feet; thence run in a Northerly direction to point of beginning. Situated in Shelby County, Alabama.

Parcel 23-1-02-2-003-027.000

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), her heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 15 day of July, 2024.

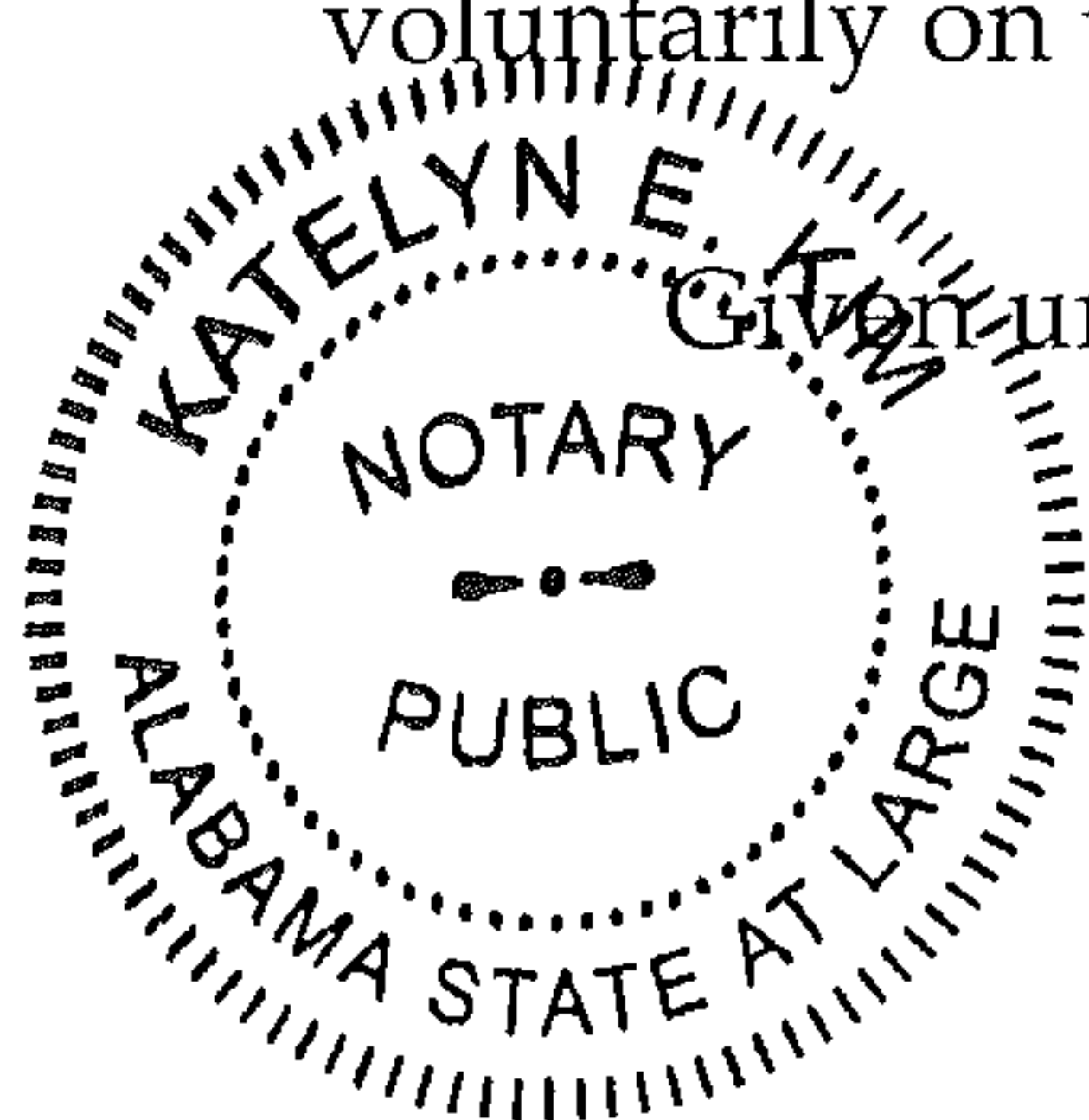
Vicki Diane Sims
VICKI DIANE SIMS

Susan E. Maddox
SUSAN E. MADDOX

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Vicki Diane Sims and Susan E. Maddox** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of July, 2024.



Katelyn Kim
NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
887 Lake Mitchell Road
Clanton, AL 35045

Address of Grantor:
300 10th St SW
Alabaster, AL 35007

Property Address:
300 10th St SW
Alabaster, AL 35007

Real Value: \$50,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2024 08:58:01 AM
\$75.00 PAYGE
20240716000215560

Allen S. Bayl