

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:

6008 Brookhill Cir
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Bonnie Robbins, Guardian of Nonna S. Dvoskina, a single person, a Guardianship**, in hand paid by the GRANTEE(S), **Bama Holdings 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:

Lot 13, according to the Survey of Dearing Downs Fourth Addition, as recorded in Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument n20051024000553060

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

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

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), their 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), their 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 2nd day of August, 2024.

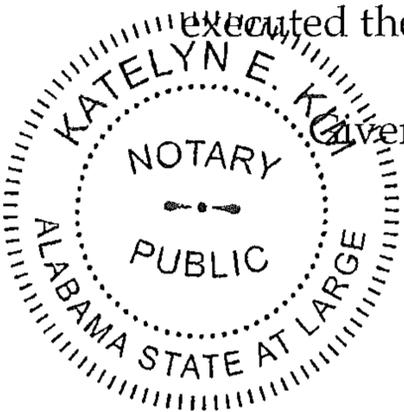
Nonna S. Dvoskina

By: Bonnie Robbins, Guardian
Bonnie Robbins, Guardian

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Bonnie Robbins, Guardian of Nonna S. Dvoskina** 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 2nd day of August, 2024.



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

Address of Grantee:
6008 Brookhill Cir
Birmingham, AL
35242
Real Value: \$165,000.00

Address of Grantor:
535 Comanche St
Montevallo, AL
35115

Property Address:
1424 East Whirlaway
Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2024 09:05:53 AM
\$190.00 JOANN
20240814000253500

Allie S. Boyd