

**THIS INSTRUMENT PREPARED BY:**

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

**STATUTORY WARRANTY DEED**

**SEND TAX NOTICES TO:**

300 Lakewood Cir  
Helena, AL 35080

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

WHEREAS, in consideration of the sum of Two Hundred Thirty-Five Thousand and 00/100 (\$235,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), N. Marie Dison, a Single person, and Jenee A. McBee, a Married person, in hand paid by the GRANTEE(S), William Paul Spencer, Jr., the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 15, Survey of St. Charles Place, Phase IV, a subdivision according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 18, Page 106 reference to which is hereby made in aid of and as a party of this description.

Prior Deed Reference: Instrument 20110328000096390

NOTE: William E. Dison passed from this life on or about January 28, 2023.

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), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of August, 2024.

*Renee McBee*

N. Marie Dison

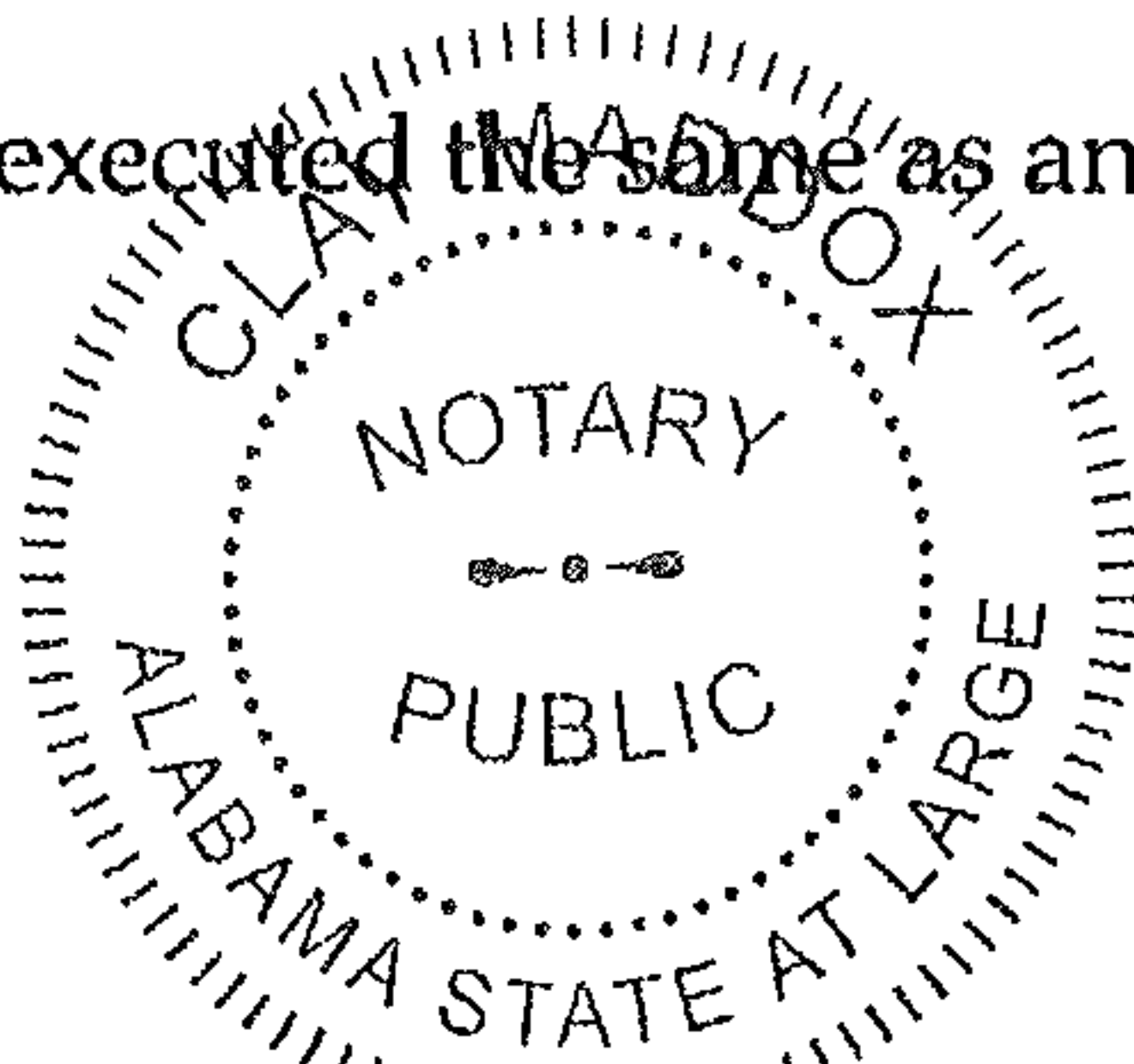
By: Renee McBee

As: Attorney-in-Fact

*Jenee McBee*  
Jenee McBee

State of Alabama  
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that Renee McBee as Power-of-Attorney for N. Marie Dison and Jenee McBee are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.



NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

300 Lakewood Cir  
Helena, AL 35080

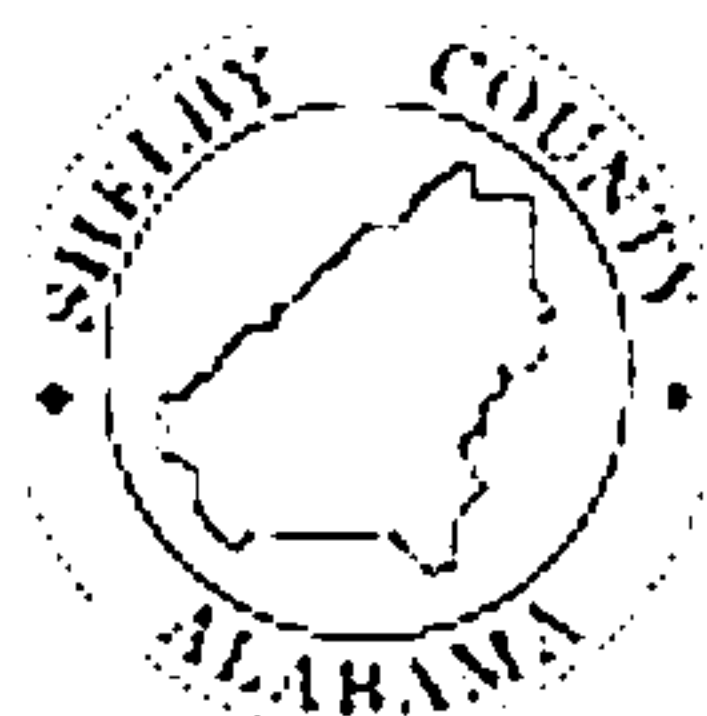
Real Value: \$235,000.00

Address of Grantor:

300 Lakewood Cir  
Helena, AL 35080

Property Address:

112 Loyola Circle  
Helena, AL 35080



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

09/09/2024 01:27:31 PM

\$261.00 JOANN

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*Alli S. Bayl*