

SEND TAX NOTICE TO:

Margaret Ann Cowden Madison and Marc Lyle Madison
175 Hwy 480
Vandiver, AL 35176

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$584,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **TDR Building, LLC, an Alabama Limited Liability Company**, whose address is 3112 Hwy 109, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Margaret Ann Cowden Madison and Marc Lyle Madison**, whose address is 175 Hwy 480, Vandiver, AL 35176, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 636 Kirkwall Ln., Pelham, AL 35124**, to-wit:

Lot 2183, according to the Survey of Kirkwall at Ballantrae, Phase 5, as recorded in Map Book 59, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

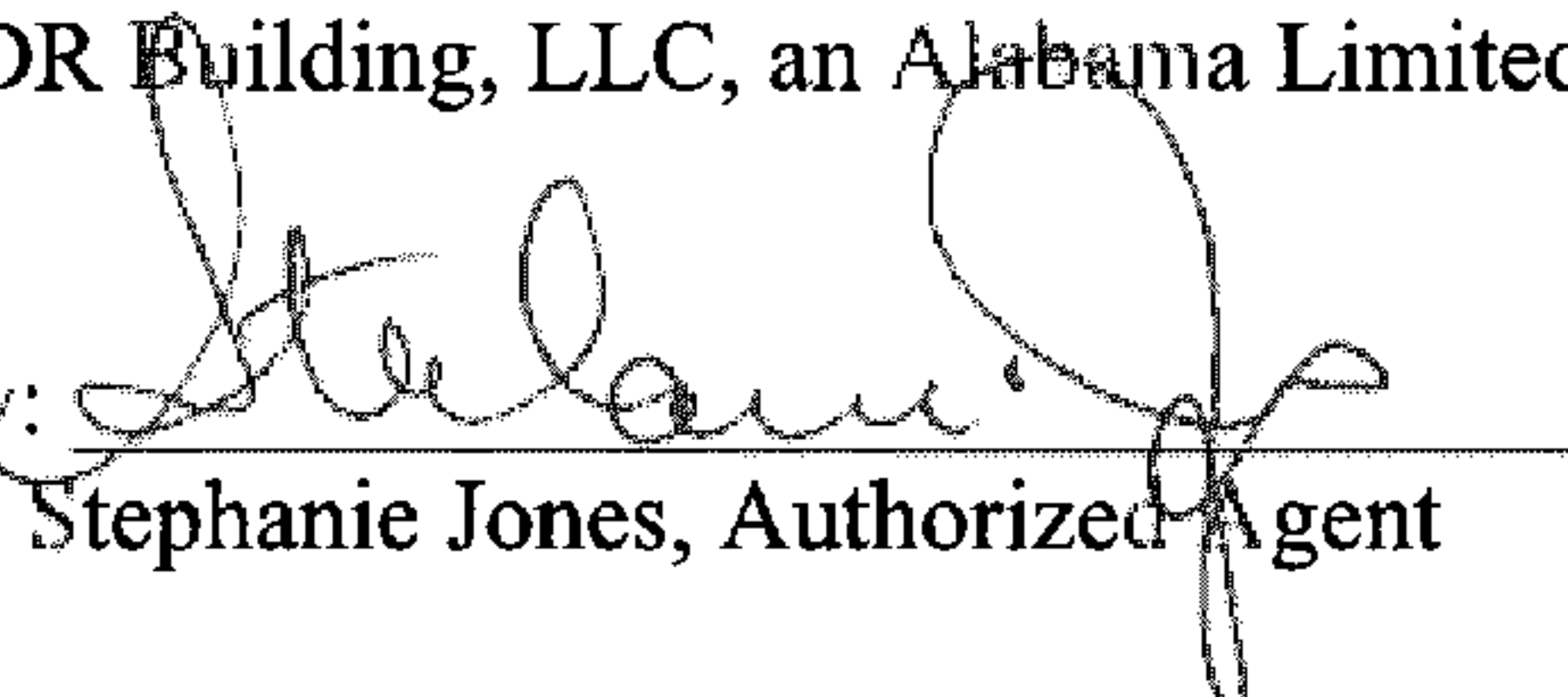
Subject to a third-party mortgage in the amount of \$467,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, TDR Building, LLC, an Alabama Limited Liability Company, by Stephanie Jones, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 25th day of October, 2024.

TDR Building, LLC, an Alabama Limited Liability Company

By:


Stephanie Jones, Authorized Agent

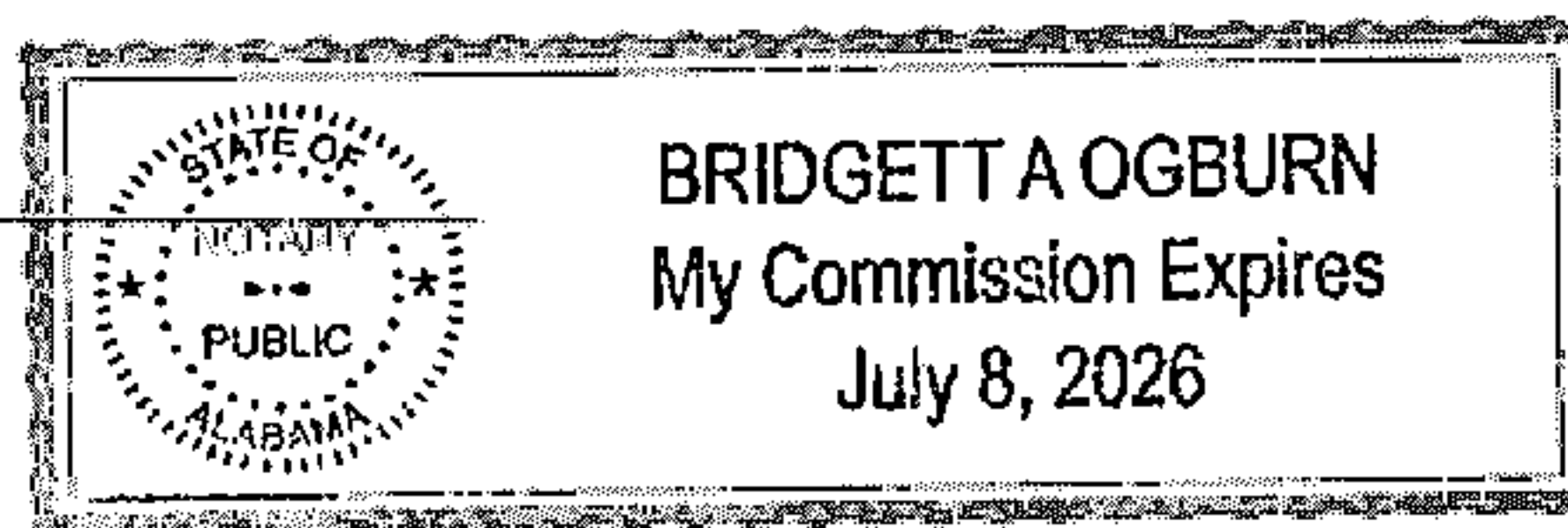
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of TDR Building, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25th day of October, 2024.


Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2024 10:19:49 AM
\$142.00 BRITTANI
20241028000335990