

Send Tax Notice to:
Maureen T. Roan
183 Waterford Lake Drive
Calera, Alabama 35040

This Instrument Prepared By:
Team Trussville
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-3429

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)** 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

Mark Dean, a married man, (herein referred to as "Grantor," whether one or more), whose mailing address is

1712 Harrison Drive, Gardendale, AL 35071

by **Maureen T. Roan (herein referred to as "Grantee"),** whose mailing address is

183 Waterford Lake Drive, Calera, AL 35040

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 **183 Waterford Lake Drive, Calera, AL 35040,** 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$210,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

This is not the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right sell and convey the same as aforesaid; that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 16th day of April, 2025.



Mark Dean

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mark Dean whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2025.

Notary Public
My Commission Expires: 11/3/2028

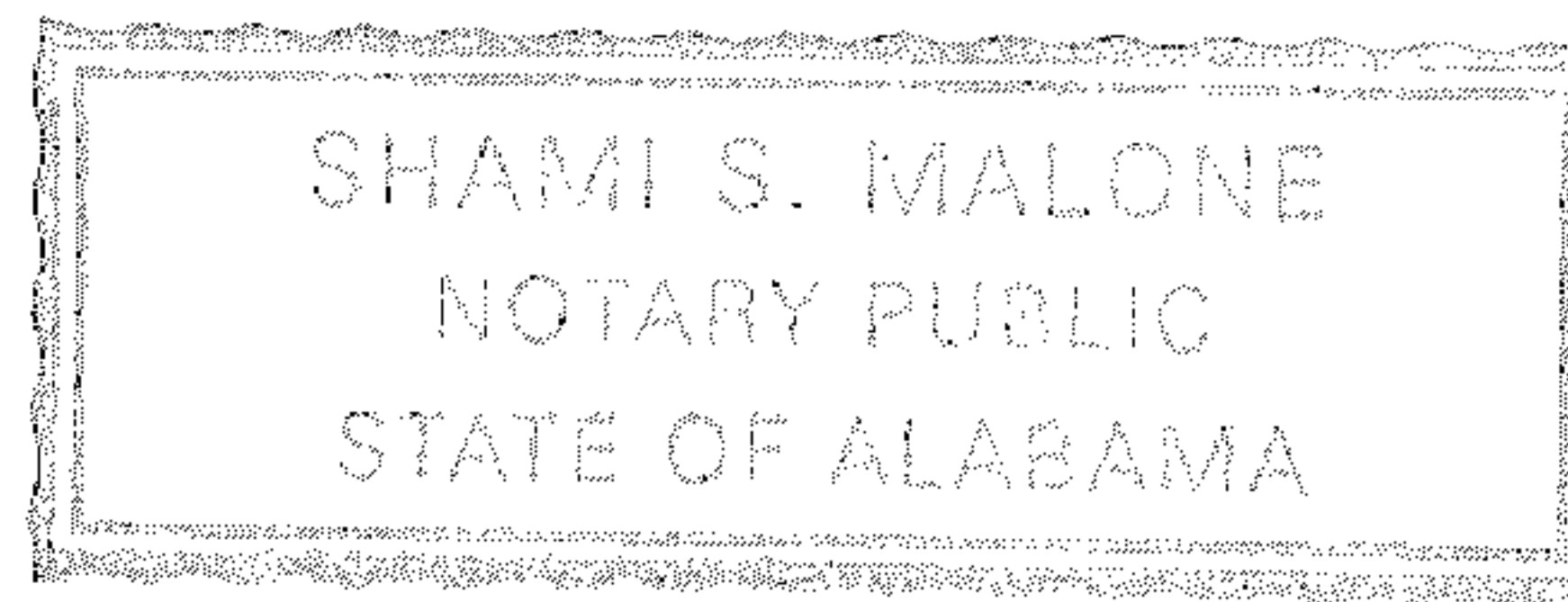
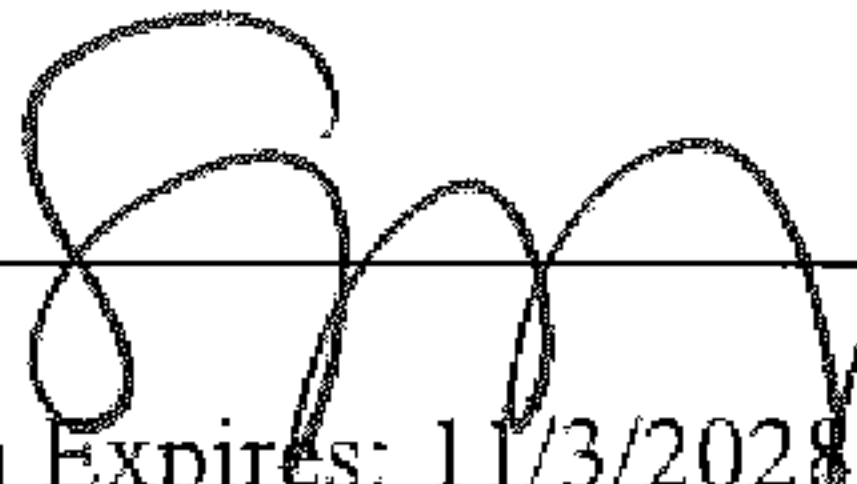


EXHIBIT A

Property 1:

Lot 855A, of the Resurvey of Lots 853-924, Waterford Townhomes Sector 2, as recorded in Map Book 49, Page 91, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2025 09:33:18 AM
\$88.00 BRITTANI
20250417000114730
General Warranty Deed - Individual (AL)

Allen S. Bayl