

Send Tax Notice to:
Thomas Rogers and Karen Rogers
151 Scarlet Oak Dr.
Alabaster, AL 35114

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-2226**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$515,000.00) 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

Terry A. Mozena and Michelle Mozena, Trustees of Mozena Living Trust dated February 19, 2020 (herein referred to as "Grantor," whether one or more), whose mailing address is

349 Gulfview Lane, Pensacola, FL 32507

by **Thomas Rogers and Karen Rogers (herein referred to as "Grantee," whether one or more)**, whose mailing address is

151 Scarlet Oak Drive, Alabaster, AL 35114

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 Right of Survivorship**, the following described real property, which has a mailing address of **151 Scarlet Oak Dr., Alabaster, AL 35114-4922**, 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.

\$406,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of April, 2025

Mozena Living Trust dated February 19, 2020

By: [Signature]
Terry A. Mozena, Trustee

By: [Signature]
Michelle Mozena, Trustee

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terry A. Mozena**, ^{and Michelle Mozena} whose name(s) as **Trustee(s) of Mozena Living Trust**, 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, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s) of Mozena Living Trust**, on the day the same bears date.

Given under my hand and official seal this 17 day of April, 2025

[Signature]
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 1/9/2027

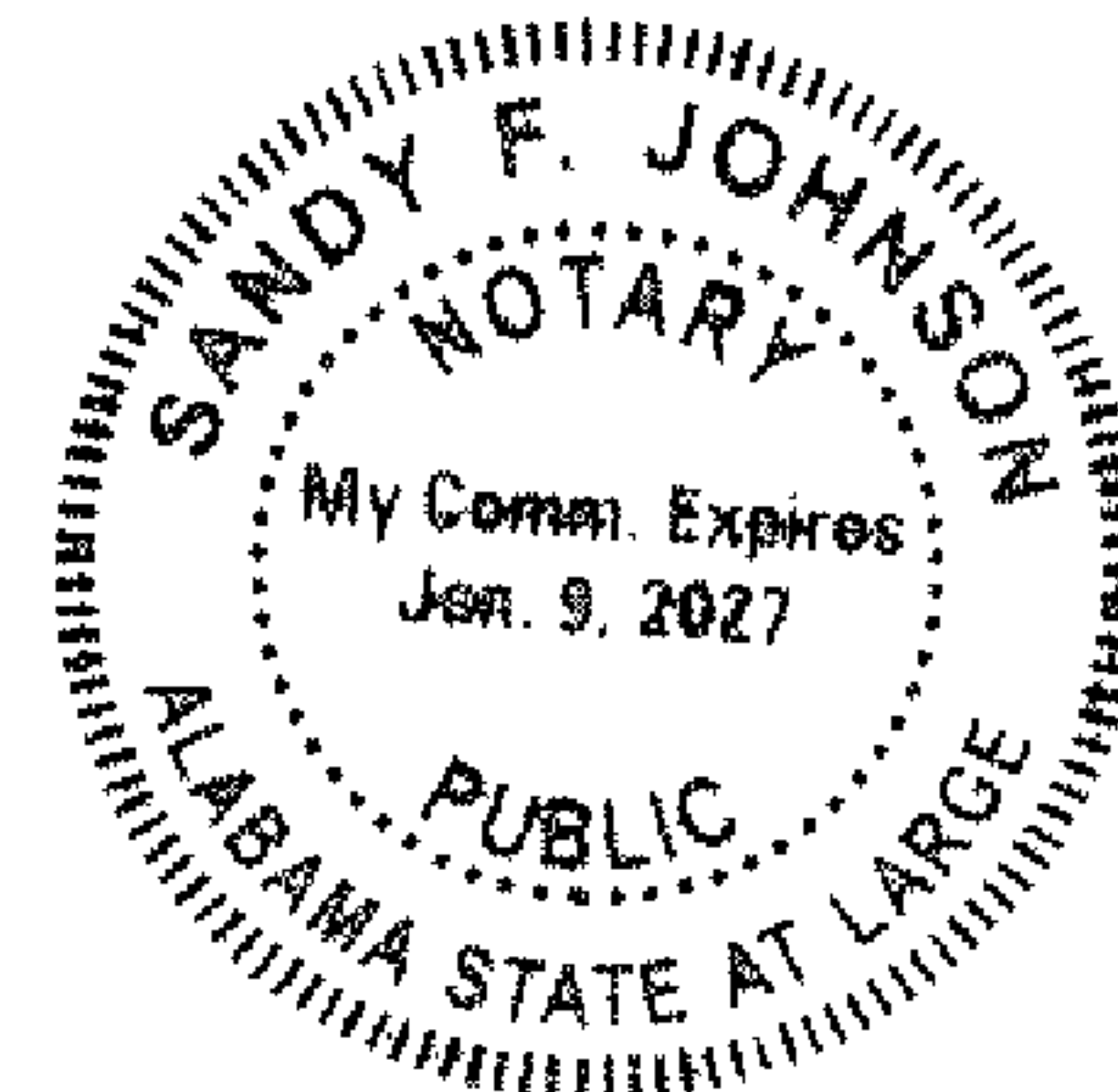
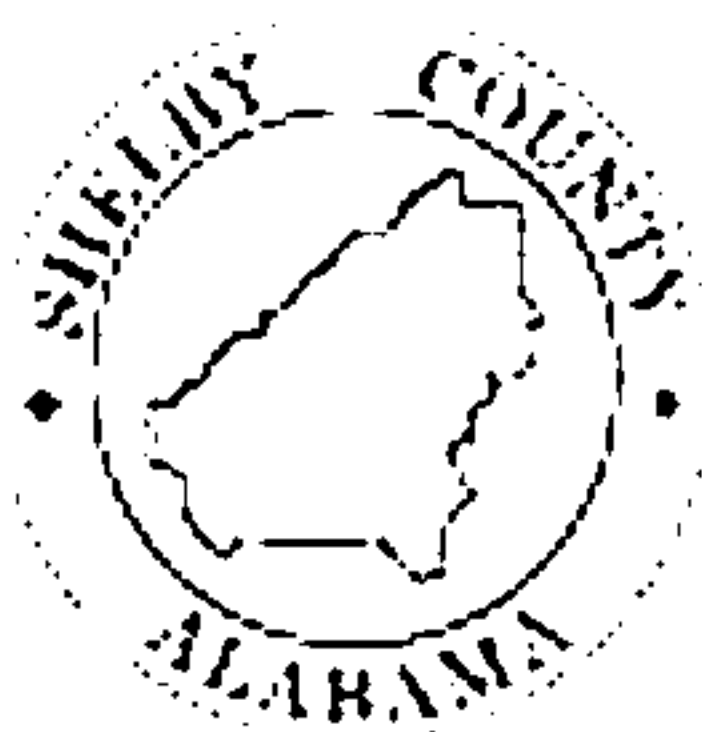


EXHIBIT A

Property 1:

Lot 408, according to the survey of Lake Forest, Fourth Sector, as recorded in Map Book 28, page 93, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2025 10:55:22 AM
\$138.00 BRITTANI
20250418000116270

Allen S. Bayl