

Send Tax Notice to:
Scott Laslo and Kim Laslo

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

2023 Glen Eagle Lane
Birmingham, AL 35242

File: **BHM-25-4282**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$495,000.00)** 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

James T. Rogers, Personal Representative of Estate of Lyndy H. Rogers aka Lyn Denise Rogers, deceased, Shelby County Probate No. PR-2024-001037 (herein referred to as "Grantor," whether one or more), whose mailing address is

5616 Afton Dr, Birmingham, AL 35242

by **Scott Laslo and Kim Laslo** (herein referred to as "Grantee," whether one or more), whose mailing address is

2023 Glen Eagle Lane, Birmingham, AL 35242

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 **2023 Glen Eagle Lane, Birmingham, AL 35242**, 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.

Lyn Denise Rogers, Lyndy H Rogers, and Lyndy D Rogers are one and the same person.

\$470,250.00 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(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), 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(s), 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 8 day of May, 2025.

Estate of Lyndy H. Rogers aka Lyn Denise Rogers, deceased, Shelby County Probate No. PR-2024-001037

By: James T. Rogers
James T. Rogers, Personal Representative

PERSONAL REPRESENTATIVE

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James T. Rogers, Personal Representative**, whose name(s) as **Personal Representative(s)** of **Estate of Lyndy H. Rogers aka Lyn Denise Rogers, deceased, Shelby County Probate No. PR-2024-001037**, 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, with full authority on behalf of **Estate of Lyndy H. Rogers aka Lyn Denise Rogers, deceased, Shelby County Probate No. PR-2024-001037**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of May, 2025

Nedra McClinton Garrett

Notary Public

Nedra McClinton Garrett

Printed Name

My Commission Expires: 6.26.2028

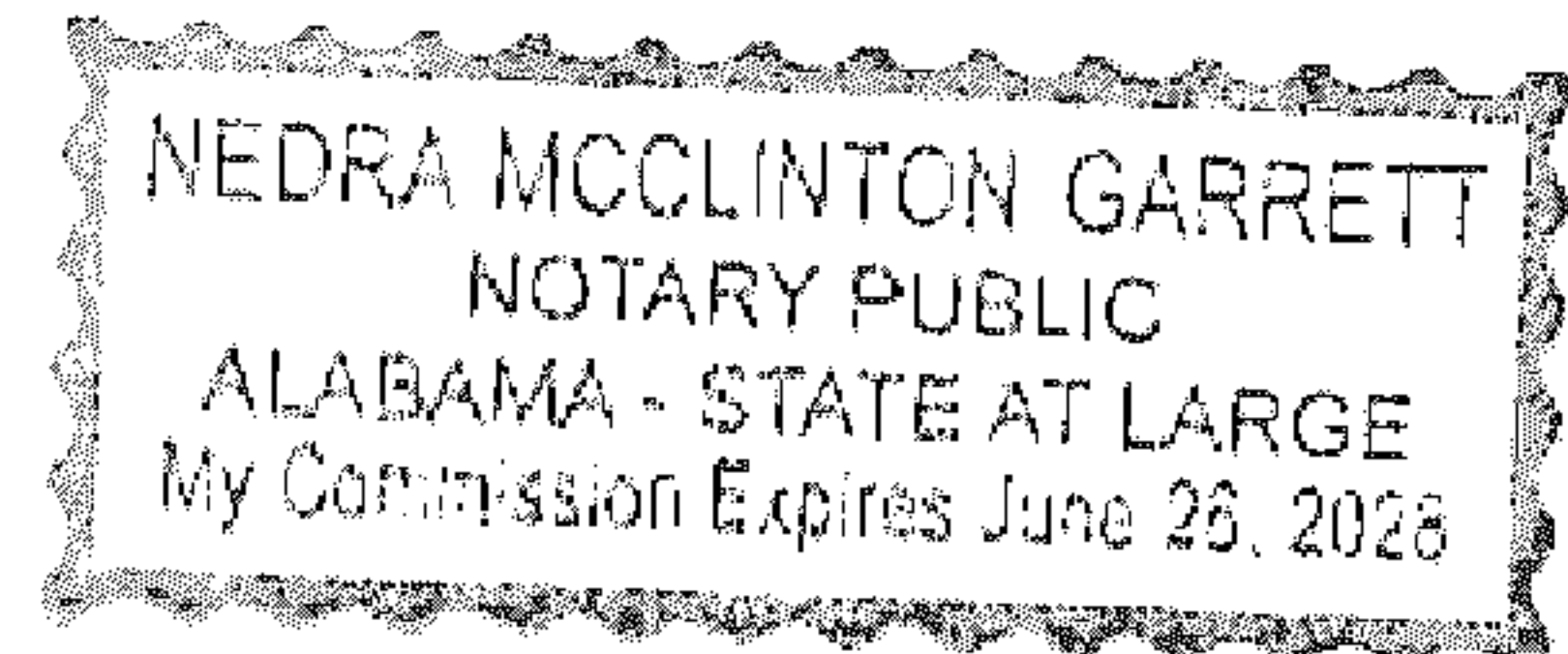
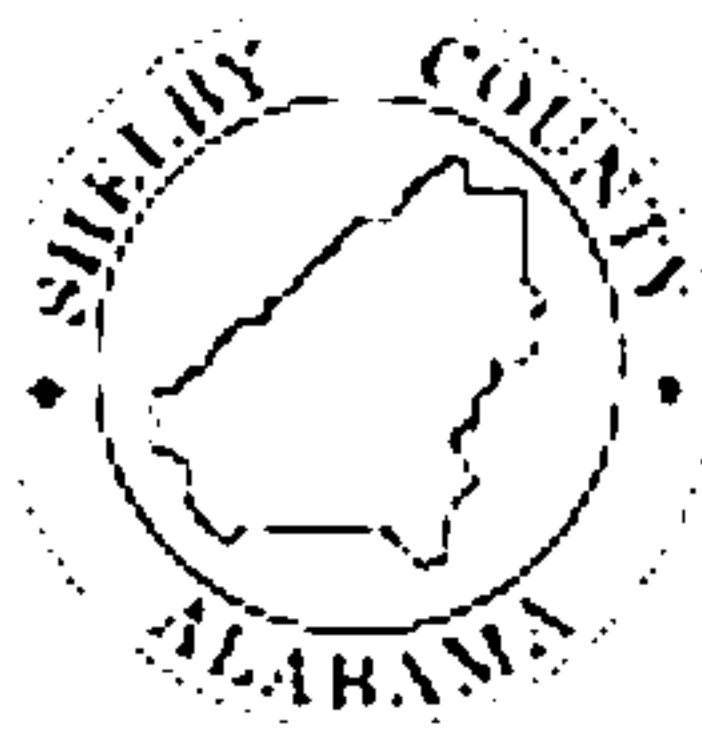


EXHIBIT A

Property 1:

Lot 25-A, Country Club Village Resurvey No. 3, being a resurvey of lots 25 and 26, Country Club Village, as recorded in Map Book 19, Page 21, 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
05/13/2025 11:04:35 AM
\$55.00 JOANN
20250513000144210

Allen S. Bayl