

This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
310 Canyon Park Dr.
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)
Source of title Instrument No.: 20240430000125120
Recorded on 4/30/2024 in the Office of the Probate Judge
of Shelby County, AL.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20250822000258670 1/3 \$432.50
Shelby Cnty Judge of Probate, AL
08/22/2025 11:12:21 AM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Denise Graham, as member of Dellinger Enterprises, LLC and with full authority, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto Denise Graham, a married woman hereinafter referred to as GRANTEE, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1711, Strathaven at Ballantrae, Phase 6, as recorded in Map Book 44, Page 97,
in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights-of-way of record.

Subject to: Current year advalorem taxes which are not yet due nor payable.

Subject to: A mortgage loan to M & T Bank in the approximate amount of
\$232,111.00.

This property is not the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27 day of

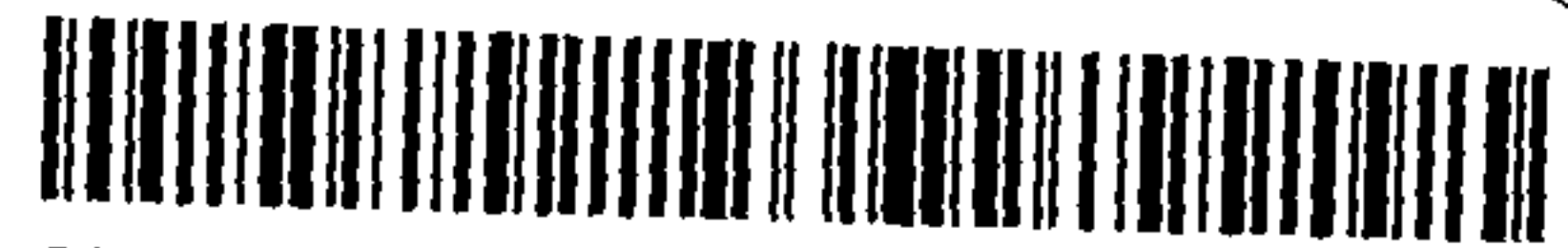
June, 2025.

Denise Graham L.S.)

Denise Graham

Shelby County, AL 08/22/2025
State of Alabama
Deed Tax: \$404.50

STATE OF ALABAMA)
SHELBY COUNTY)



20250822000258670 2/3 \$432.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Denise Graham, as member of Dellinger Enterprises, LLC, 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, she as a member and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2025.

Notary Public

Send tax notice to:
Denise Graham
5 Brown Circle
Alabaster, AL 35007

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dellinger Enterprises, LLC
Mailing Address 311 Chestnut Lane
Alabaster, AL 35007

Grantee's Name Denise Graham
Mailing Address 5 Brown Circle
Alabaster, AL 35007

Property Address 332 Strathaven Circle
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____



20250822000258670 3/3 \$432.50
Shelby Cnty Judge of Probate, AL
08/22/2025 11:12:21 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 404,200

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Assessor |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/27/25

Print Denise Graham

Unattested

Sign Denise Graham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1