

Send tax notice to:
Kenneth M Bayles
481 Talon Court
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025306T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$382,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Ashlie Bell, f/k/a Jennifer Ashlie Penton and Thomas Madison Penton, single individuals** whose mailing address is **1027 Kennedy Drive, St Augustine, FL 32084** (hereinafter referred to as "Grantors") by **Kenneth M Bayles and Vickie P Bayles** whose property address is: **481 Talon Court, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 277, according to the Survey of Eagle Point, 2nd Sector, Phase 4, as recorded in Map Book 25, page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of Eagle Point, 2nd Sector, Phase 4, as recorded in Map Book 25, page 103, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 345, Page 744, and Instrument 1995-01640.
4. Right of way to State of Alabama recorded in Probate Minutes Book 42, page 267.
5. Right of Way to Alabama Power Company recorded in Deed Book 111, page 408; Deed Book 124, page 491; Deed Book 149, page 380; Deed Book 111, page 408 and Deed Book 109, page 70.
6. Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773; being amended in Instrument #20071206000554370.
7. Reservation as shown in Map Book 19, page 67, regarding Sink Hole Prone Areas for Eagle Point Sector 2 - The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks ay occur, Shelby County, The Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents servants or employees of Shelby County, Alabama, make no representation that the subdivision lots and streets are safe or suitable for residential constructions or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.
8. Conditions, covenants and restrictions as recorded in Instrument #1994-6783, and Instrument #2001-17640.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Jennifer Ashlie Penton and Ashlie Bell are one and the same person.



20250910000274940 2/2 \$408.50
Shelby Cnty Judge of Probate, AL
09/10/2025 04:25:44 PM FILED/CERT

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

8 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of September, 2025.

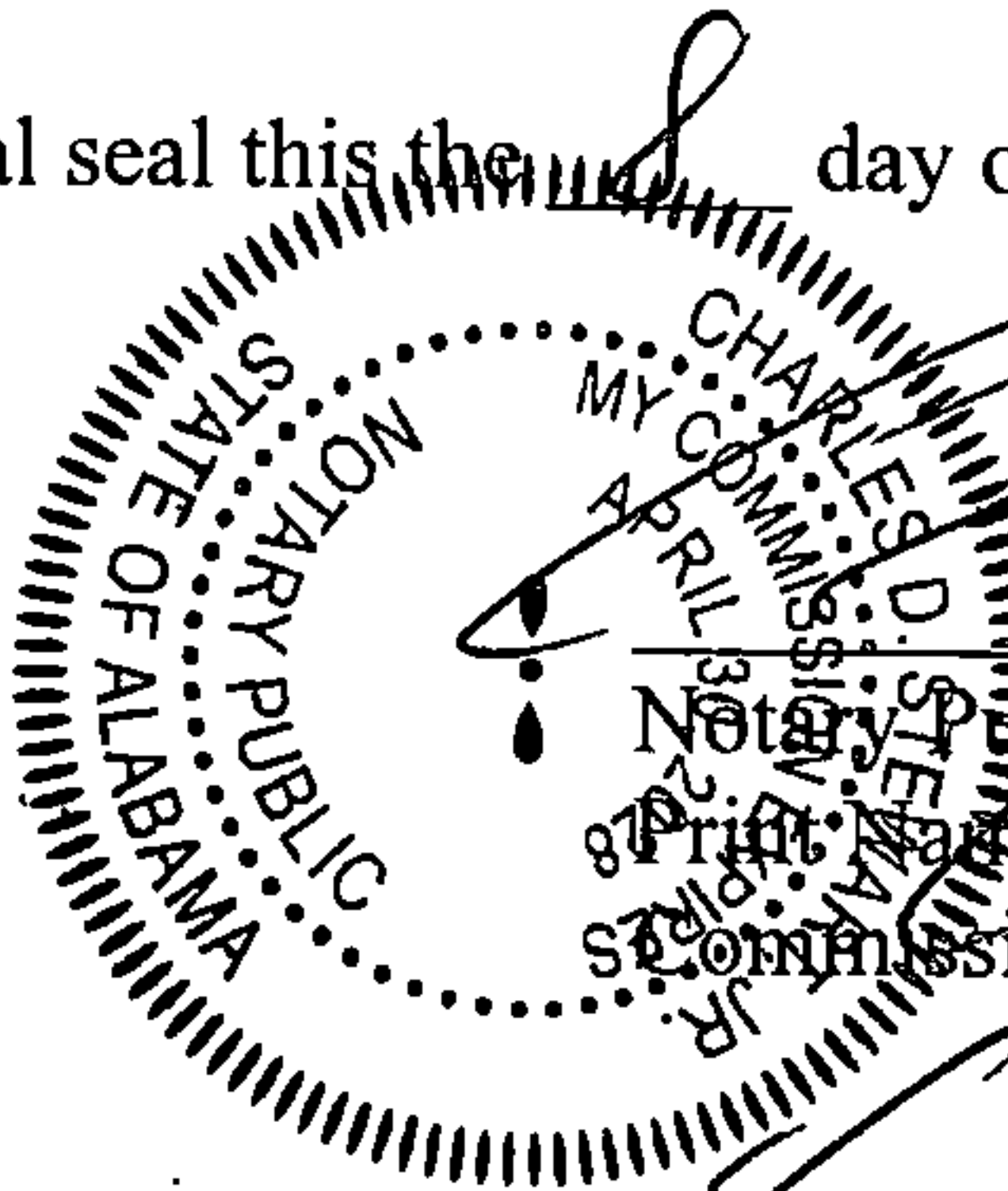
Ashlie Bell
Ashlie Bell

Thomas Madison Penton
Thomas Madison Penton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashlie Bell and Thomas Madison Penton whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of September, 2025.


Charles D. Stevens
Notary Public
State of Alabama
Commission Expires: 4.30.28