

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**


20250916000284110 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:37 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

124 Maylene LN
Alabaster, AL 35114

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100(65,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Debbie J. Bass, a Single woman**, in hand paid by the GRANTEE(S), **Austin Miskelley and Rachelle Miskelley, as joint tenants with right of survivorship**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby , Alabama, to wit:

Lot 6, according to map and survey of R.E. Whaley of the Town of Maylene, Alabama, survey by I.S. Gillispie, REG. 376.

\$67,398.50
NOTE: ~~\$65,000.00~~ of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 13th day of June, 2025.

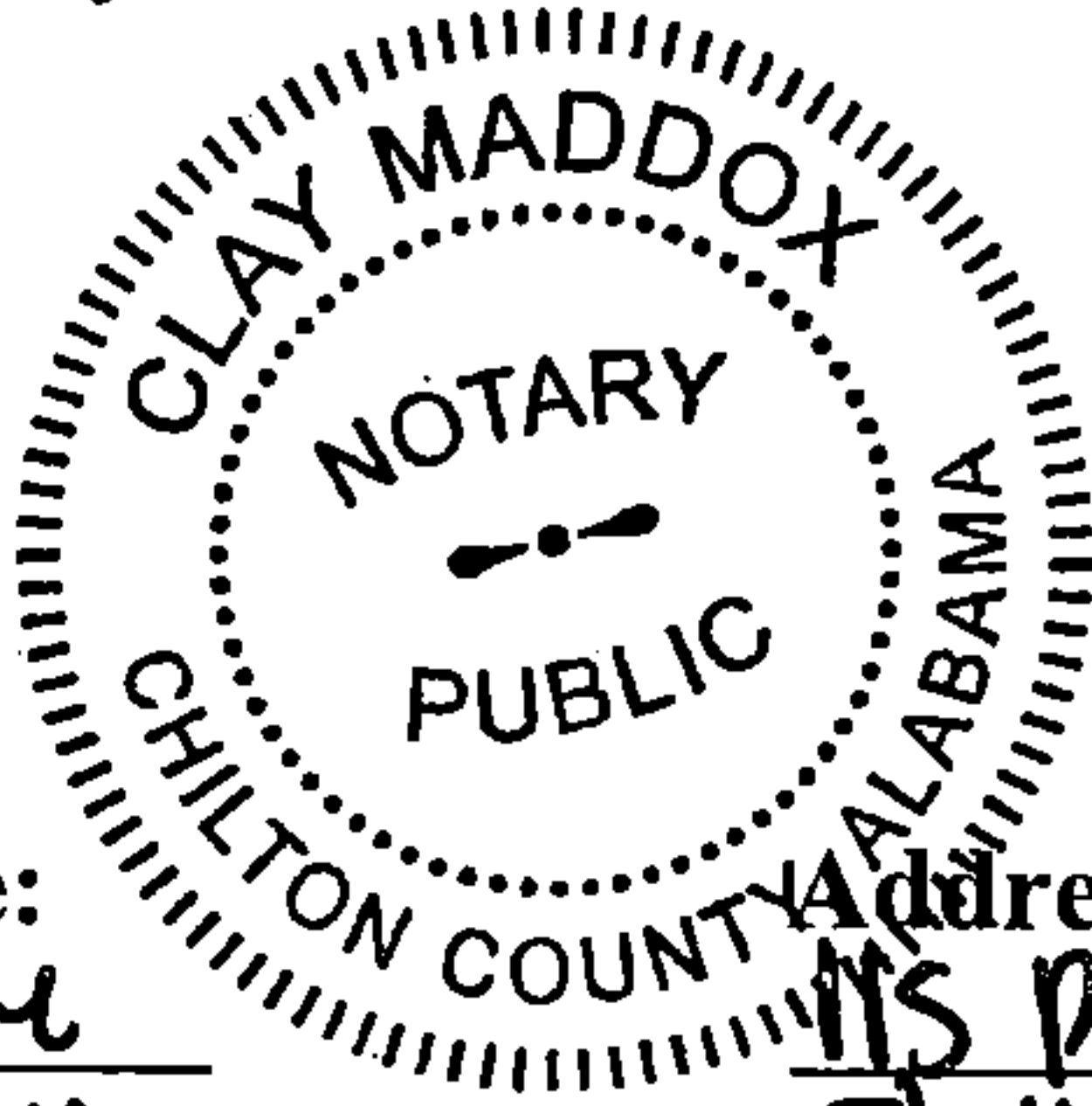
Debbie J. Bass
Debbie J. Bass

STATE OF Alabama
COUNTY OF Chilton

20250916000284110 2/2 \$26.00
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I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Debbie J. Bass** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2025.



NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
124 Maylene Lane
Alabaster, AL 35114

Address of Grantor:
115 Pine Street
Shelby, AL 35143

Property Address:
124 Maylene Lane,
Alabaster, AL 35114

Real Value: \$65,000.00