

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

2688 AL Hwy 25
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (185,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Jason B. Duckworth, a single man, and Kelly K. Duckworth, a single woman**, in hand paid by the GRANTEE(S), **Tyler Nathaniel Means**, 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:

A parcel of land lying in the West Half of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at a capped rebar found at the intersection of the Southeasterly right of way line of Montevallo-Wilton Highway and the South line of the Northwest Quarter of said Section 9; thence North 38 degrees 45 minutes 51 seconds East a distance of 178.92 feet to a 1/2-inch rebar set; thence South 49 degrees 33 minutes 18 seconds East a distance of 191.00 feet to a 1/2-inch rebar set; thence South 38 degrees 45 minutes 51 seconds West a distance of 20.01 feet to a 1/2-inch rebar set of said South line; thence South 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to a 1/2-inch rebar set; thence North 90 degrees 00 minutes 00 seconds West parallel to said South line a distance of 244.85 feet to a 1/2-inch rebar set; thence North 00 degrees 00 minutes 00 seconds East a distance of 10.00 feet to the point of beginning.

Prior Deed Reference: Instrument No. 20130226000079930.

NOTE: \$147,537.00 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.

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 30th day of October, 2025.



Jason B. Duckworth

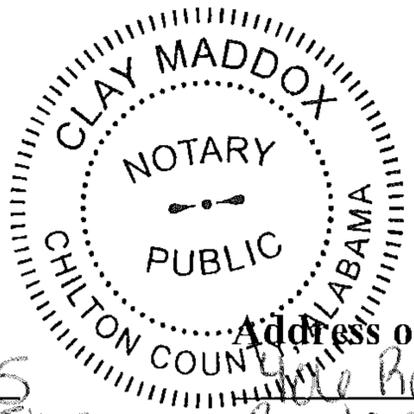


Kelly K. Duckworth

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Jason B. Duckworth and Kelly K. Duckworth** 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 30th day of October, 2025.





NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
2688 Al Hwy 25
Montevallo, AL 35115

Address of Grantor:
1000 Redwood Ln
Remlap, AL 35113

Property Address:
2688 Alabama Highway 25,
Montevallo, AL 35115

Real Value: \$185,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2025 03:08:50 PM
\$62.50 JOANN
20251114000350100

