

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

20251117000351510
11/17/2025 01:16:05 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

492 County Rd 1053
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 (120,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Lanny Kelly and Martha Kelley, a married couple**, in hand paid by the GRANTEE(S), **Greater Path Properties, LLC, a Limited Liability Company**, 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 10, Block 1, according to the map and survey of the Southmont Subdivision to the Town of Montevallo, Alabama, recorded in Map Book 4, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

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 7th day of October, 2025.



Lanny Kelly

Martha S. Kelley

Martha Kelley

STATE OF Alabama)

COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Lanny Kelly and Martha Kelley** 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 7th day of October, 2025

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
492 CO RD 1053
Montevallo, AL 35115

Address of Grantor:
100 Calmont Woods Dr
Montevallo, AL 35115

Property Address:
245 Doster Drive,
Montevallo, AL 35115

Real Value: \$120,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 01:16:05 PM
\$145.00 JOANN
20251117000351510

Allie S. Bayl