

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:

389 Birmingham St
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of ONE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100(184,900.00) and other valuable considerations to the undersigned GRANTOR(S), **Abigail Dennis, a single woman**, in hand paid by the GRANTEE(S), **Mark Rogers**, 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 PART OF LOTS 21 AND 22, BLOCK 1, BIRMINGHAM JUNCTION, AS RECORDED IN DEED BOOK 14, PAGE 239, IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF LOT 21, BIRMINGHAM JUNCTION AS RECORDED IN DEED BOOK 14, PAGE 239, IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND RUN EAST ALONG THE SOUTH LINE OF SAID LOT 21 FOR A DISTANCE OF 139.14 FEET TO POINT OF BEGINNING. THENCE CONTINUE EAST ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 88.43 FEET; THENCE LEFT 87 DEGREES 39 MINUTES AND RUN NORTH FOR A DISTANCE OF 175.00 FEET; THENCE LEFT 92 DEGREES 21 MINUTES AND RUN WEST FOR A DISTANCE OF 88.43 FEET; THENCE LEFT 87 DEGREES 39 MINUTES AND RUN SOUTH FOR A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

Prior Deed Reference: Instrument No. 20240813000252540.

NOTE: \$181,550.00 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 26th day of September, 2025.

Abigail Dennis
Abigail Dennis

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Abigail Dennis** 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 26th day of September, 2025.

Andrea Weeks
NOTARY PUBLIC
My Commission Expires: 4-23-29

Address of Grantee:
389 Birmingham St
Montevallo, AL 35115

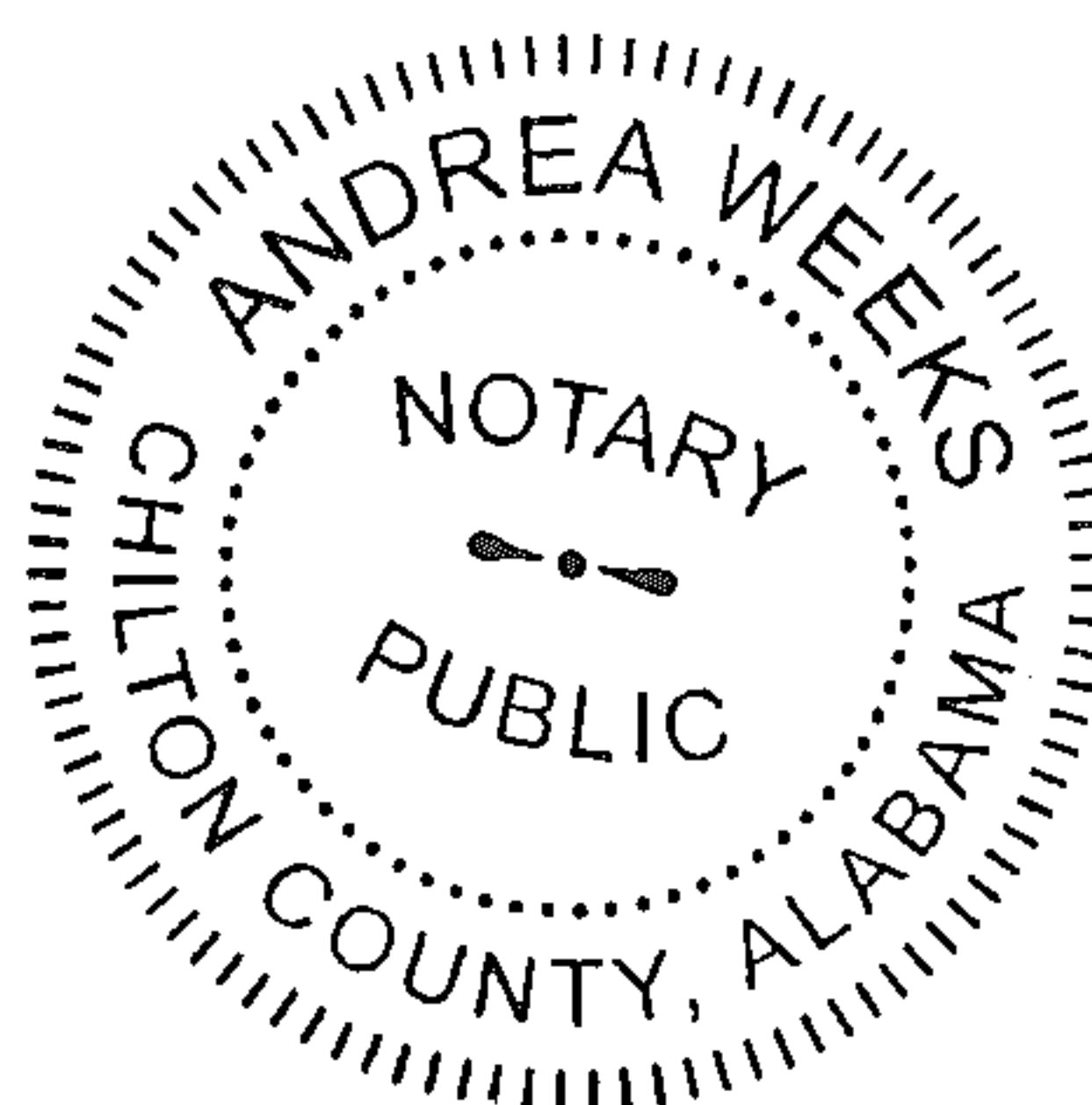
Address of Grantor:
958 Kimberly Cutoff Rd
Montevallo, AL 35116

Property Address:
389 Birmingham Street,
Montevallo, AL 35115

Real Value: \$184,900.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 03:05:15 PM
\$28.50 JOANN
20251117000352090



Allison Bezel