

**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:**

1405 Meadowood Dr  
Clanton, AL 35045

**STATE OF ALABAMA** )

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY** )

**WHEREAS**, in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND 00/100 (140,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Estate of Kelsie Lynn Davis, and Estate of Dylan Clay Davis**, in hand paid by the GRANTEE(S), **Avenue J LLC, an Alabama 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 11, according to the Survey of Fairview, as recorded in Map Book 22, Page 135, in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20180627000228700.**

**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 17th day of November, 2025.

Estate of Kelsie Lynn Davis

By: Amanda Paige Scott  
Amanda Paige Scott, Personal  
Representative

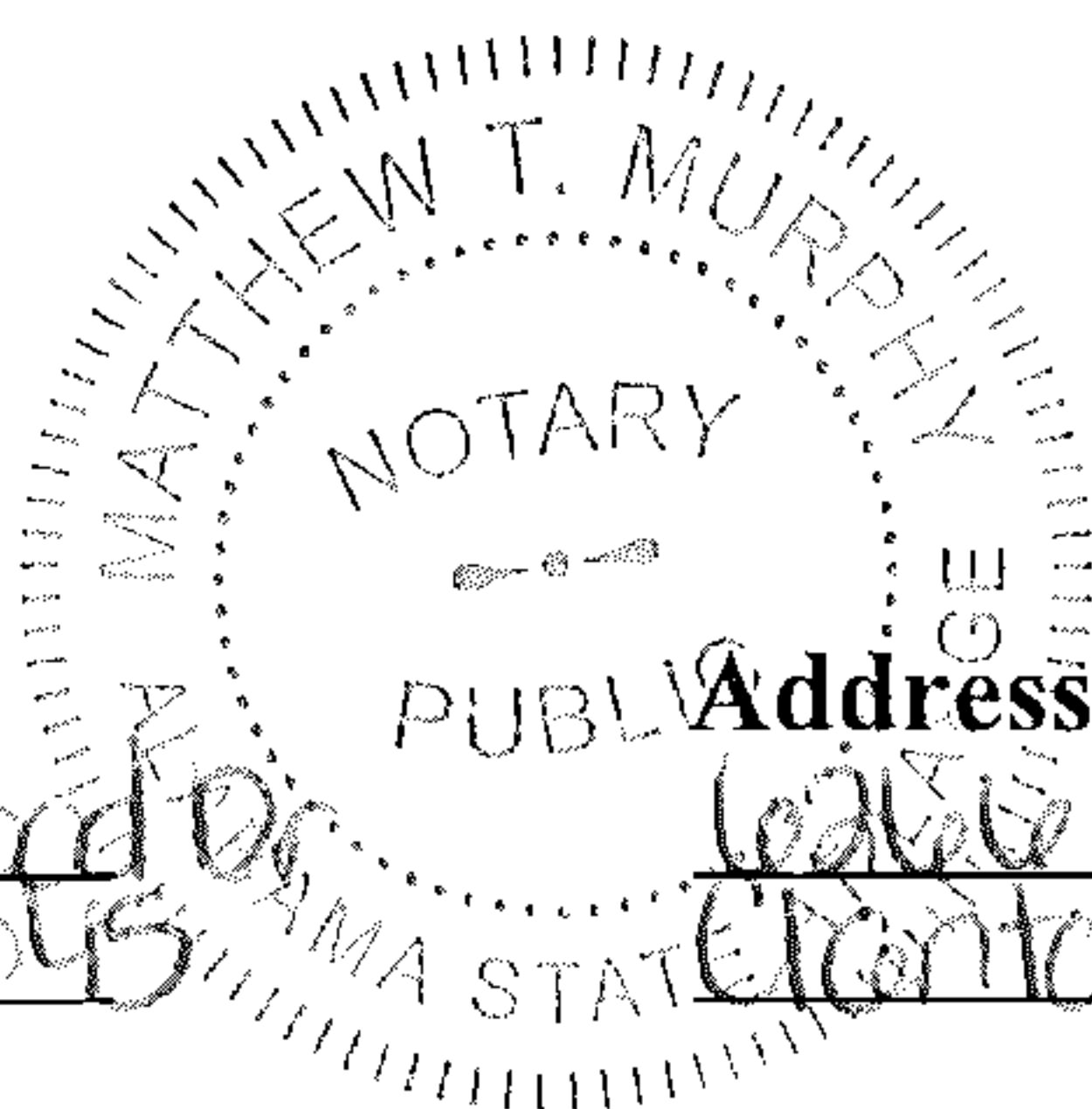
Estate of Dylan Clay Davis

By: Michelle T. Davis  
Michelle T. Davis, Personal  
Representative

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Amanda Paige Scott, Personal Representative of Estate of Kelsie Lynn Davis and Michelle T. Davis, Personal Representative of Estate of Dylan Clay Davis** 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 17 day of November, 2025.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/3/2025

Address of Grantee:

1405 Meadowood Dr  
Clinton, AL 35045

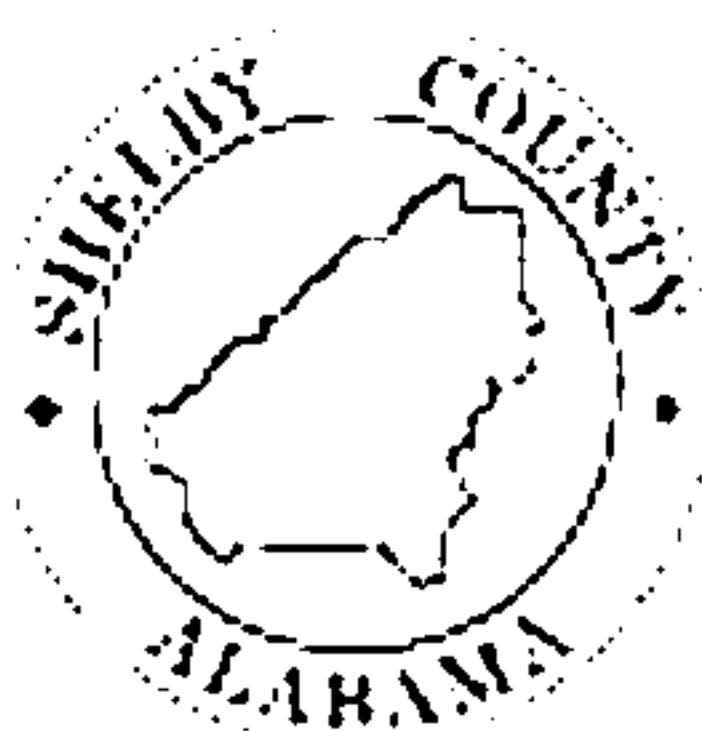
Address of Grantor:

1405 Meadowood Dr  
Clinton, AL 35045

Property Address:

140 Fairview Lane,  
Montevallo, AL 35115

Real Value: \$140,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/18/2025 12:13:04 PM  
\$167.00 JOANN  
20251118000353380

Allen S. Beal