

**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:**

1893 Deborah Dr.  
Calera, AL 35040

**STATE OF ALABAMA                    )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY                        )**

**WHEREAS**, in consideration of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (255,000.00) and other valuable considerations to the undersigned GRANTOR(S), **JAMES ROBERT IRWIN, III and KATE FREDRICK IRWIN, husband and wife**, in hand paid by the GRANTEE(S), **MARIAH N. SMITH** 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 County, Alabama, to wit:

**Lot 1, according to Havens Resurvey as recorded in Map Book 37, Page 98 in the Office of the Judge of Probate of Shelby County, Alabama**

**Prior Deed Reference: Instrument No. 20230224000050380.**

**Right of way to Alabama Power Co in Instrument 2023011000008530.**

**Restrictive covenants, conditions, reservations in Deed Book 165 page 518 and Instrument 20060717000344470 and Instrument 20210729000367550.**

**Transmission line permit to Alabama Power and Southern Bell in Deed Book 167 page 137.**

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

**NOTE: \$247,350.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**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 6th day of January, 2026.

*James Robert Irwin III*

JAMES ROBERT IRWIN, III

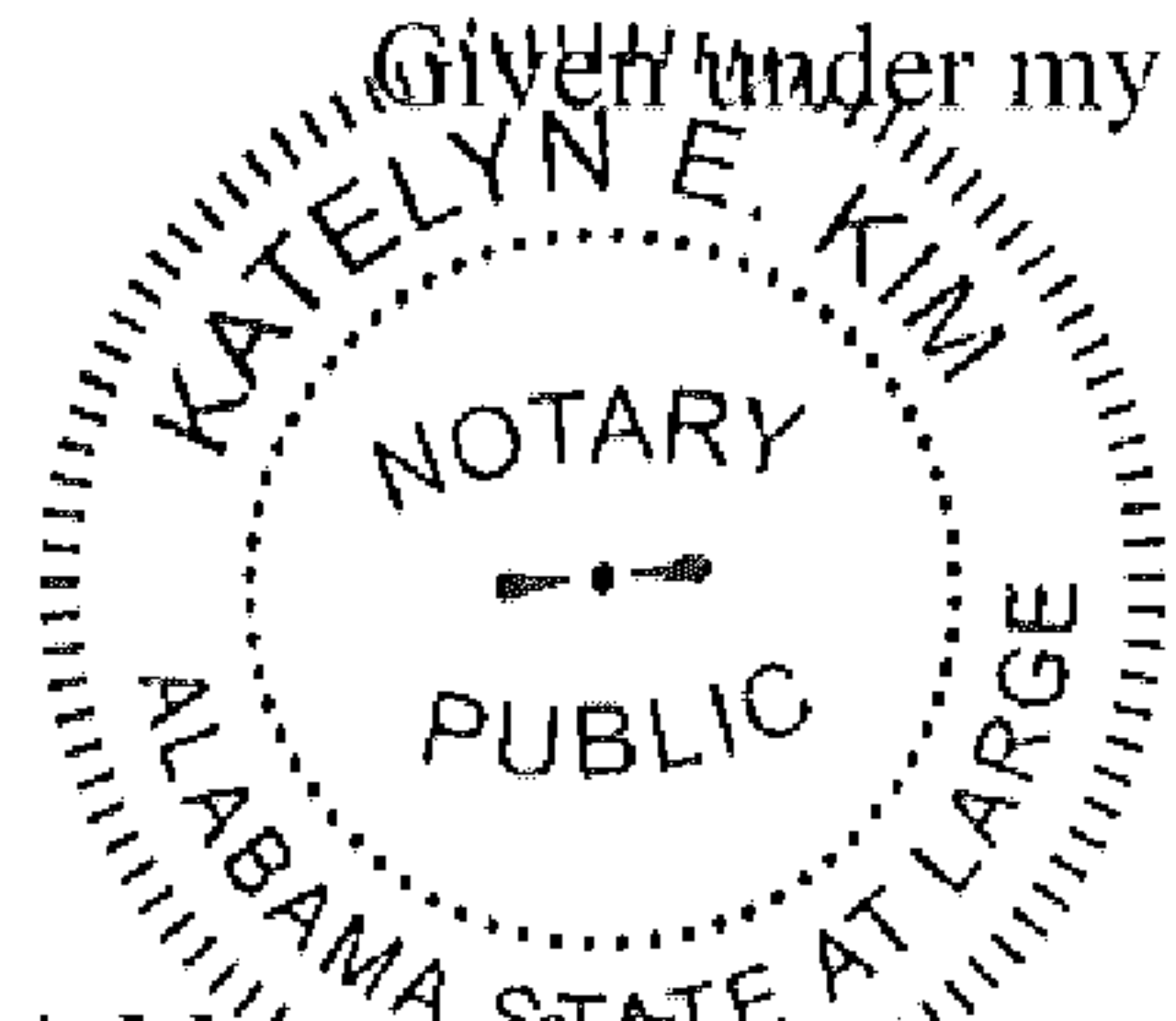
*Kate Fredrick Irwin*

KATE FREDRICK IRWIN

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES ROBERT IRWIN, III and KATE FREDRICK IRWIN 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 7<sup>th</sup> day of January, 2026.



*Katelyn Kim*

NOTARY PUBLIC

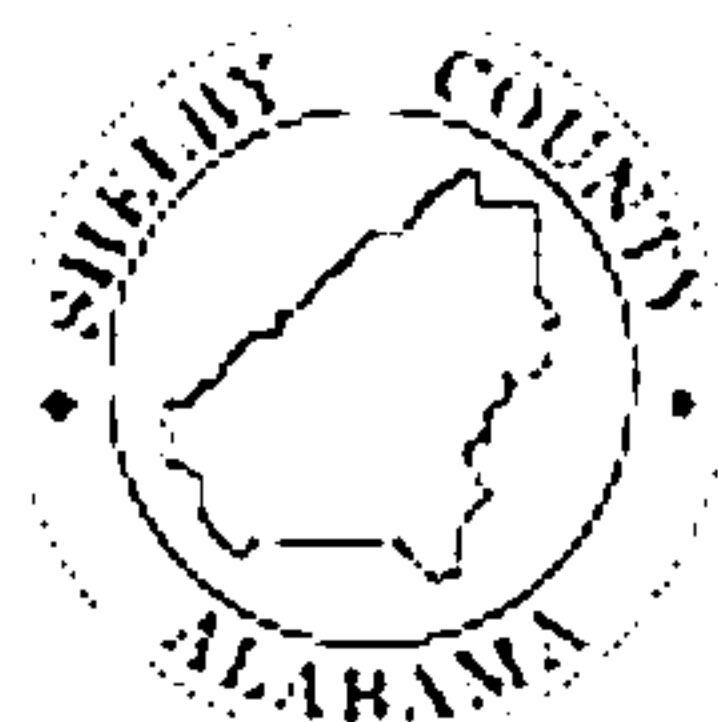
My Commission Expires: 12/10/2029

Address of Grantee:  
1893 Deborah Drive  
Calera, AL 35040

Address of Grantor:  
150 E Laurel Avenue  
Foley, AL 36535

Property Address:  
1893 Deborah Drive,  
Calera, AL 35040

Real Value: \$255,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2026 08:28:47 AM  
\$33.00 BRITTANI  
20260108000006150

*Allie S. Bayl*