

**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:**

111 Rose Ln  
Montevallo, AL 35115

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**WHEREAS**, in consideration of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND AND 00/100(\$128,000.00) and other valuable considerations to the undersigned GRANTOR(S), Lavoy Goetz, a married man, in hand paid by the GRANTEE(S), Natasha Cingoranelli and Tyeler Ryan Higgins, as joint tenants with right of survivorship, 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:

**Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 4 West, running South along said 40 acres line 420 feet to a point of beginning; thence South 210 feet; thence East 210 feet; thence North 210 feet; thence West 210 feet to point of beginning. Situated in the SW 1/4 of NW 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20250127000024750.**

**NOTE: \$125,681.00 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.**

**NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.**

**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 March, 2026.

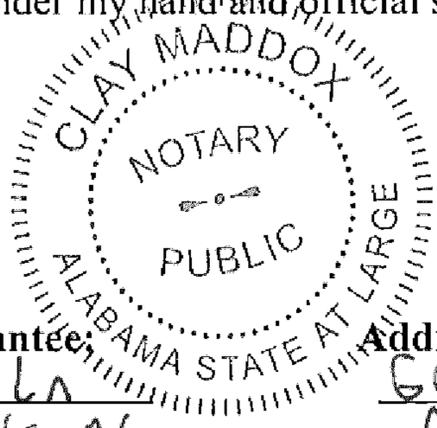


Lavoy Goetz

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Lavoy Goetz 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 6th day of March, 2026.



NOTARY PUBLIC

My Commission Expires: 4.25.27

Address of Grantee:

111 Rose Ln  
Montevallo, AL  
35115

Address of Grantor:

6056 Hwy 10  
Montevallo, AL  
35115

Property Address:

111 Rose Lane, Montevallo,  
AL 35115

Real Value: \$128,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/10/2026 02:22:44 PM  
\$27.50 JOANN  
20260310000070320

*Allen S. Bayl*