

  
20200827000377410 1/3 \$174.50  
Shelby Cnty Judge of Probate, AL  
08/27/2020 03:39:47 PM FILED/CERT

This instrument prepared by  
Michael A. O'Brien, Attorney  
212 West North Street  
Talladega, Alabama 35160

Address of Grantee:  
420 Allatoona Trail  
Woodstock, GA 30189

STATE OF ALABAMA, )  
SHELBY COUNTY. )

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Kevin L. Larsen and Sondra L. Larsen, as Grantors, created The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust under Trust Agreement Dated October 9, 2015, and deeded the hereinafter described property to said Trust; and,

WHEREAS, Kevin L. Larsen and Sondra L. Larsen, as individuals, are desirous of making a construction loan with First Bank of Alabama, for the purpose of constructing a home on the hereinafter described property and pledging said property as collateral for said loan; and,

WHEREAS, First Bank of Alabama requires that construction loans for a residential dwelling be made in the name of individuals; and,

WHEREAS, paragraph 4.1 of The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust permits the Trustee to encroach upon the principal of the trust when such action is requested by the Grantors of the Trust; and,

WHEREAS, based upon the requirements of First Bank of Alabama, Grantors of the Trust are desirous of the Trustee encroaching upon the principal of the Trust, and conveying the hereinafter described property to Kevin L. Larsen and Sondra L. Larsen jointly as tenants with rights of survivorship;

NOW, THEREFORE, for and in consideration of the premises, the receipt whereof is acknowledged, **The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust under Trust Agreement, dated October 9, 2015**, whose address is 420 Allatoona Trail, Woodstock, GA 30189, (herein referred to as Grantor), does grant, bargain, sell and convey unto **Kevin L. Larsen and wife, Sondra L. Larsen**, whose address is 420 Allatoona Trail, Woodstock, GA 30189, as joint tenants with rights of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

All that tract or parcel of land situated in Shelby County, Alabama, being Lot 1, according to the map of Larbell Farm's Family Subdivision, as recorded in Map Book 26 at page 118 in the Probate Office of Shelby County, Alabama.

Subject to the lien of the 2020 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

The property is unimproved property and has not been assigned an address by E-911.

The value of the property is \$146,360.00.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

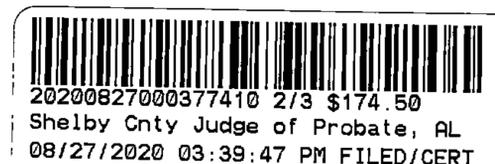
And it does for itself and for its successors, executors and administrators, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that its will and its successors, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by an officer who is thereunto duly authorized on this the 17 day of August, 2020.

**The Kevin L. Larsen and Sondra L. Larsen  
Revocable Living Trust under Trust Agreement  
dated October 9, 2015**

By: Kevin L. Larsen (L.S.)  
Kevin L. Larsen  
Trustee

By: Sondra L. Larsen (L.S.)  
Sondra L. Larsen  
Trustee



STATE OF GEORGIA)

Cherokee COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kevin L. Larsen and Sondra L. Larsen**, whose names as Co-Trustees of **The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust under Trust Agreement dated October 9, 2015**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Co-Trustees and with full authority executed the same voluntarily on the day the same bears date on behalf of **The Kevin L. Larsen and Sondra L. Larsen Revocable Living Trust under Trust Agreement dated October 9, 2015**.

Given under my hand and seal this 17 day of August, 2020.



Katie Tolbert  
Notary Public

F:\DONNA\DEEDS\Larsen.Kevin.Trust.wpd

  
20200827000377410 3/3 \$174.50  
Shelby Cnty Judge of Probate, AL  
08/27/2020 03:39:47 PM FILED/CERT

Shelby County, AL 08/27/2020  
State of Alabama  
Deed Tax: \$146.50