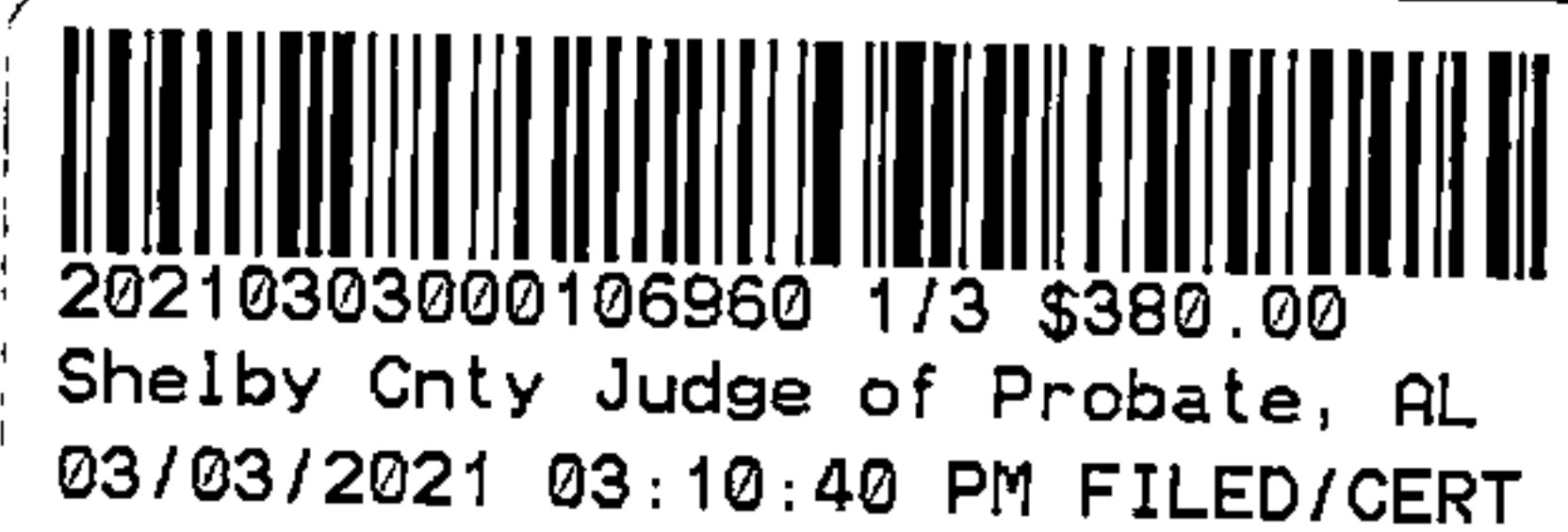




This document prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney) Source of Title:
Instrument #20180607000201450,
Shelby County Judge of Probate, AL, 06/07/2018.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, For and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Gregory W. Allen and Nancy R. Allen, Trustees of the Allen Living Trust, dated May 15, 2013, hereinafter referred to as GRANTORS, with full authority, do hereby grant, bargain, sell, transfer and convey unto Gregory W. Allen and Nancy R. Allen, husband and wife as joint tenants with right of survivorship, hereafter referred to as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE ¼ of the SW ¼ of said Section 15, Township 21, Range 3 West and thence run North along the East line of said 1/4-1/4 Section 636.46 feet; thence 88 deg. 31 min. left and run in a Westerly direction 200 feet to the point of beginning of the parcel herein described; thence continue in the same Westerly direction 200 feet to a point; thence turn an angle of 91 deg. 29 min. to the left parallel with said East line of said 1/4-1/4 Section 636.17 feet to the South line of said 1/4-1/4 Section; thence East along the South line of said 1/4-1/4 Section 200 feet; thence North and parallel with the East line of said 1/4-1/4 Section 636.17 feet, more or less, to the point of beginning; being situated in Section 15, Township 21 South, Range 3 West, Shelby County, Alabaster.

SUBJECT TO: (1) Current Taxes; (2) Easements and Restrictions of records.

TO HAVE AND TO HOLD said premises 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

Shelby County, AL 03/03/2021
State of Alabama
Deed Tax: \$351.00



20210303000106960 2/3 \$380.00
 Shelby Cnty Judge of Probate, AL
 03/03/2021 03:10:40 PM FILED/CERT

interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors have full authority to convey the same and we will and our heirs, executors and administrators warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set out hands and seals on this the 3 day of March, 2021.

Gregory W. Allen (L.S.)
 Gregory W. Allen, as Trustee of the Allen Living Trust
 Dated May 15, 2013

Nancy R. Allen (L.S.)
 Nancy R. Allen, as Trustee of the Allen Living Trust
 Dated May 15, 2013

STATE OF ALABAMA)

SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Gregory W. Allen and Nancy R. Allen, as Trustees of the Allen Living Trust, dated May 15, 2013, whose names are signed to the foregoing conveyance, and who 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 the 3rd day of March, 2021.

Elizabeth A. Role
 Notary Public

My Commission Expires: My Commission Expires:
May 22, 2022

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gregory W. Allen & Nancy R.
Mailing Address Allen as Trustees of the Allen
Living Trust, 148 Tall Timber
Road, Alabaster, AL 35007

Grantee's Name Gregory W. Allen and Nancy R. Allen
Mailing Address 148 Tall Timber Road
Alabaster, AL 35007

Property Address 148 Tall Timber Road
Alabaster, AL 35007

Date of Sale _____

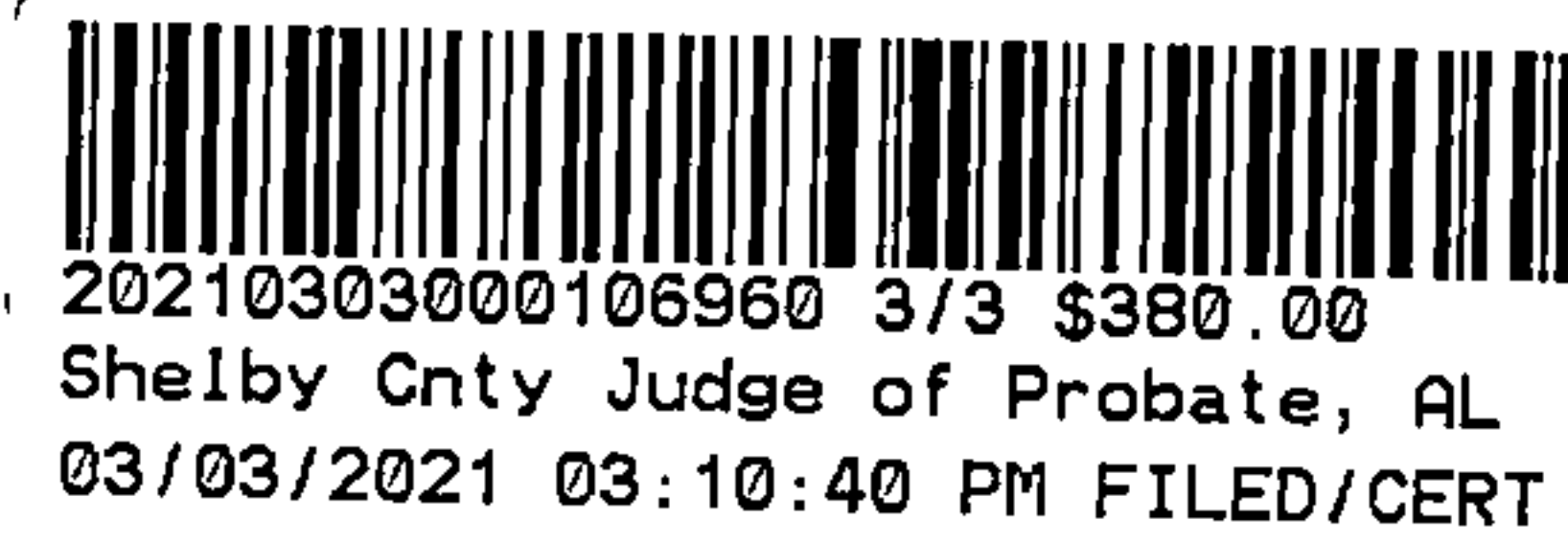
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 350,800.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County (AL) Tax Assessor's Office

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/3/2021

Print Gregory W. Allen

Sign GREGORY W. ALLEN

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1