20210629000313640 06/29/2021 10:07:06 AM DEEDS 1/3

| SEND TAX NOTICE TO: | | |
|-----------------------------------|-------|------|
| Melamed Family Trust, dated March | 15, 2 | 2019 |
| | | |
| | | |

| This | instrument | prepared | bv: |
|------|------------|----------|--------|
| | | DIODELOG | N/ 1 1 |

Frank Steele Jones Regency Title and Closing, LLC 500 Southland Drive, Suite 230 Hoover, Alabama 35226

WARRANTY DEED

| State of Alabama | |
|------------------|----------------------------------|
| |) KNOW ALL MEN BY THESE PRESENTS |
| Shelby County | |

That in consideration of **Two Hundred and Twenty-Five Thousand Dollars and Zero cents** (\$225,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Elizabeth Ann Millican**, an unmarried **person**, (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Melamed Family Trust**, dated March 15, 2019 (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby** County, **Alabama**, to-wit:

Lot 45-A, Brook Forest Addition to Wyndham, as recorded in Map Book 27, page 25, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the years 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Restrictions appearing of record in Real 1, page 198, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Easement to Alabama Power Company recorded in Real 1, page 332, in the Probate Office of Shelby County, Alabama. Agreement with Alabama Power Company recorded in Real 7, page 826 and Real 7, page 829, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Book 324, page 362, in the Probate Office of Shelby County, Alabama.

Easement to Town of Helena, as recorded in Deed Book 305, page 394; Deed Book 305, page 396; Deed Book 305, page 398; Deed Book 305, page 400 and Deed Book 305, page 402, in the Probate Office of Shelby County, Alabama.

Irrevocable right of ingress/egress recorded in Real 192, page 743, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Real 230, page 774 and Real 183, page 230, in the Probate Office of Shelby County, Alabama.

Easement to public for driving purposes recorded in Deed Book 311, page 153 in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument 2000-22695, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of way to City of Helena, recorded in Instrument 2000-34098, in the Probate Office of Shelby County, Alabama.

Elizabeth Ann Millican is one and the same as Elizabeth A. Syrgley.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs, successors and/or assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 28th day of June, 2021.

HAZIOH AW Millican
Elizabeth Ann Millican

| State of Alabama |) | |
|------------------|---|------------------------|
| |) | General Acknowledgment |
| Shelby County |) | |

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann Millican and, whose name 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, he, with full authority, executed the same voluntarily for and as the act of the limited liability company on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2021.

(SEAL)

FRANK STEELE JONES

Notary Public, Alabama State At Large
My Commission Expires 03/14/2023

Notary Public

My Commission Expires: 3/14/2023

FILE NO: 2021252

20210629000313640 06/29/2021 10:07:06 AM DEEDS 3/3 Real Estate Sales Validation Form

| This Document must be filed in accordar | nce with Code of Alabama 1975, Section 40-22-1 |
|--|---|
| Grantor's Name <u>Elizabeth Millican</u> Mailing Address <u>Q351 Brook Forest Circle</u> | Grantee's Name Meland Fank Trust Mailing Address 26 444 9 mbar 64 to Tom |
| Helena al 35080 | Mailing Address 39,004 9mbarcadelo Terre |
| | |
| | |
| Property Address 9391 Brook Forcet Circle | Date of Sale 62821 Total Purchase Price \$25,000 |
| Welena, au 35080 | or |
| | Actual Value \$ |
| | Or |
| | Assessor's Market Value \$ |
| The purchase price or actual value claimed on this evidence: (check one) (Recordation of documents Bill of Sale Sales Contract Closing Statement | |
| | |
| · | tion contains all of the required information referenced |
| above, the filing of this form is not required. | |
| | tructions |
| Grantor's name and mailing address - provide the to property and their current mailing address. | name of the person or persons conveying interest |
| Grantee's name and mailing address - provide the to property is being conveyed. | name of the person or persons to whom interest |
| Property address - the physical address of the property | perty being conveyed, if available. |
| Date of Sale - the date on which interest to the pro | perty was conveyed. |
| Total purchase price - the total amount paid for the being conveyed by the instrument offered for record | |
| | true value of the property, both real and personal, being s may be evidenced by an appraisal conducted by a t value. |
| If no proof is provided and the value must be deter excluding current use valuation, of the property as responsibility of valuing property for property tax pupursuant to Code of Alabama 1975 § 40-22-1 (h). | · |
| | t the information contained in this document is true and nents claimed on this form may result in the imposition § 40-22-1 (h). |
| Date 029121 Pr | int 12 Backingan |
| UnattestedSignature | gn Add Sulind |
| Filed and Recorded (verified by) Official Public Records Index of Probate, Shelby County Alabama, County | Grantor/Grantee/Owner/Agent) circle one Form RT-1 |

A BANK

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 10:07:06 AM
\$253.00 JOANN
20210629000313640

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