

**This instrument prepared by:**  
Megan M. Kelly, Esq.  
Dentons Sirote PC  
2311 Highland Avenue South, Suite 500  
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**SOURCE OF TITLE:** Inst. #20190111000011690

**STATE OF ALABAMA            )**  
**)**  
**COUNTY OF SHELBY         )**

Send Tax Notice to:  
Alecia Kay Gross Gutierrez, Trustee  
Gross Management Trust  
1513 Oak Leaf Trail  
Vestavia, Alabama 35243-5418

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned

**CHARLES W. GROSS and DORINE M. GROSS**, a married couple,  
whose mailing address is **2313 Black Creek Crossing, Hoover, Alabama 35244-5249**

(hereinafter referred to each singularly as "**Grantor**" and collectively as "**Grantors**"), in hand paid by

**ALECIA KAY GROSS GUTIERREZ, OR ANY SUCCESSOR(S), AS TRUSTEE OF  
THE GROSS MANAGEMENT TRUST CREATED UNDER TRUST AGREEMENT DATED  
AUGUST 3, 2021, AS AMENDED AND/OR RESTATED FROM TIME TO TIME,**  
whose mailing address is **1513 Oak Leaf Trail, Vestavia, Alabama 35243-5418**

(hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama [herein referred to as the "**Property**;" the Property having a property address of **2313 Black Creek Crossing, Birmingham, Alabama 35244**, and an Assessor's Market Value of **\$505,600.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel No. 13 3 05 1 005 008.000)], to-wit:

**LOT 126, ACCORDING TO THE FINAL PLAT OF THE SUBDIVISION OF LAKE  
WILBORN PHASE 2B, AS RECORDED IN MAP BOOK 49, PAGE 44, AS INST.  
NO. 20180604000194520 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith; all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

**TO HAVE AND TO HOLD** to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

**NOTE:** The Property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute as a part of the "**trust**", also sometimes called the "**trust estate**," created under the terms of that certain revocable trust agreement entitled the "**Gross Management Trust**" dated August 3, 2021, entered into by Charles W. Gross and Dorine M. Gross, as "**Grantor**" thereunder, and by Alecia Kay Gross Gutierrez, as "**Trustee**" thereunder, as the same may be amended and/or restated at any time or from time to time (said revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "**Trust Agreement**"), for the benefit of the beneficiary(ies) thereof as provided therein.

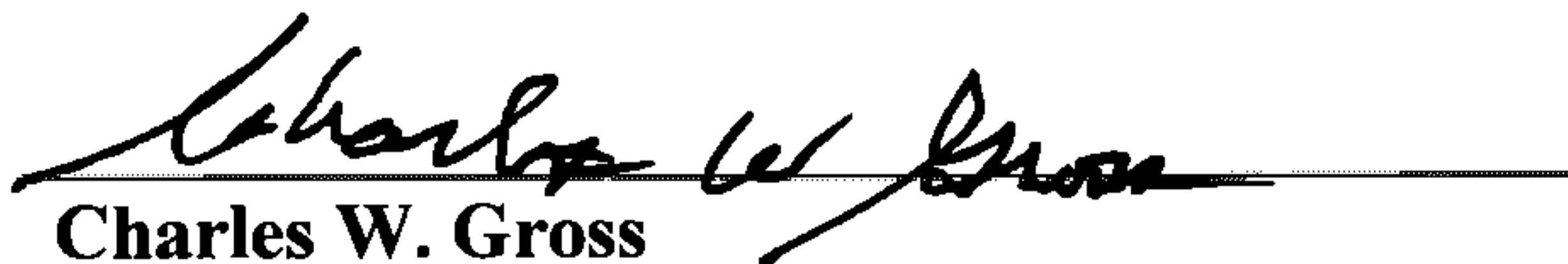
**NOTE:** The Property conveyed hereby **IS and will remain** the homestead of the Grantors, who are a married couple. The Grantors are the primary beneficiaries of the Trust created under the Trust Agreement and have the right to use, possess and occupy the Property as their residence.

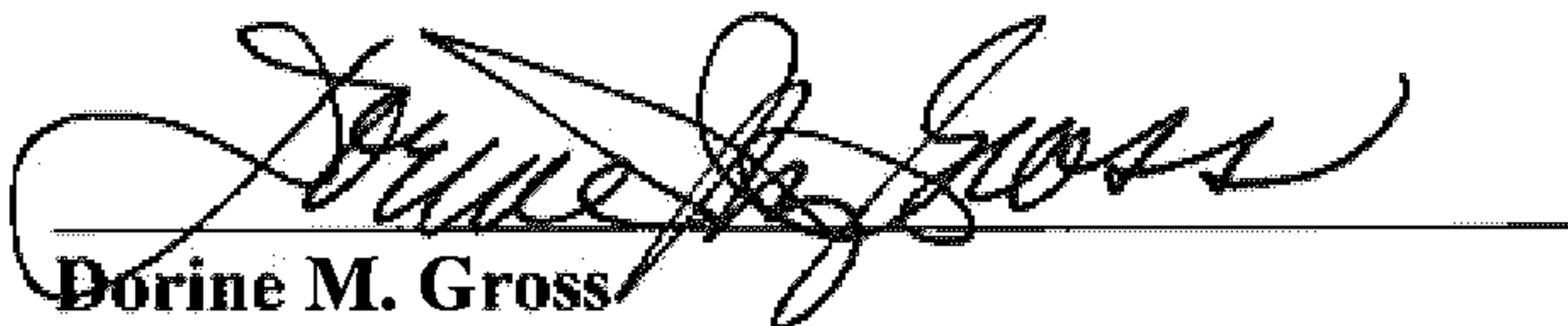
**NOTE: REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "**Validation Form**"), each Grantor hereby attests that, to the best of such Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. Each Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40 22 1 (h).

**[Remainder of Page Intentionally Left Blank -  
Signature Page Follows]**

IN WITNESS WHEREOF, the said Grantors have hereto set Grantors' hands and seals on this the 3 day of August, 2021.

GRANTOR:

  
Charles W. Gross

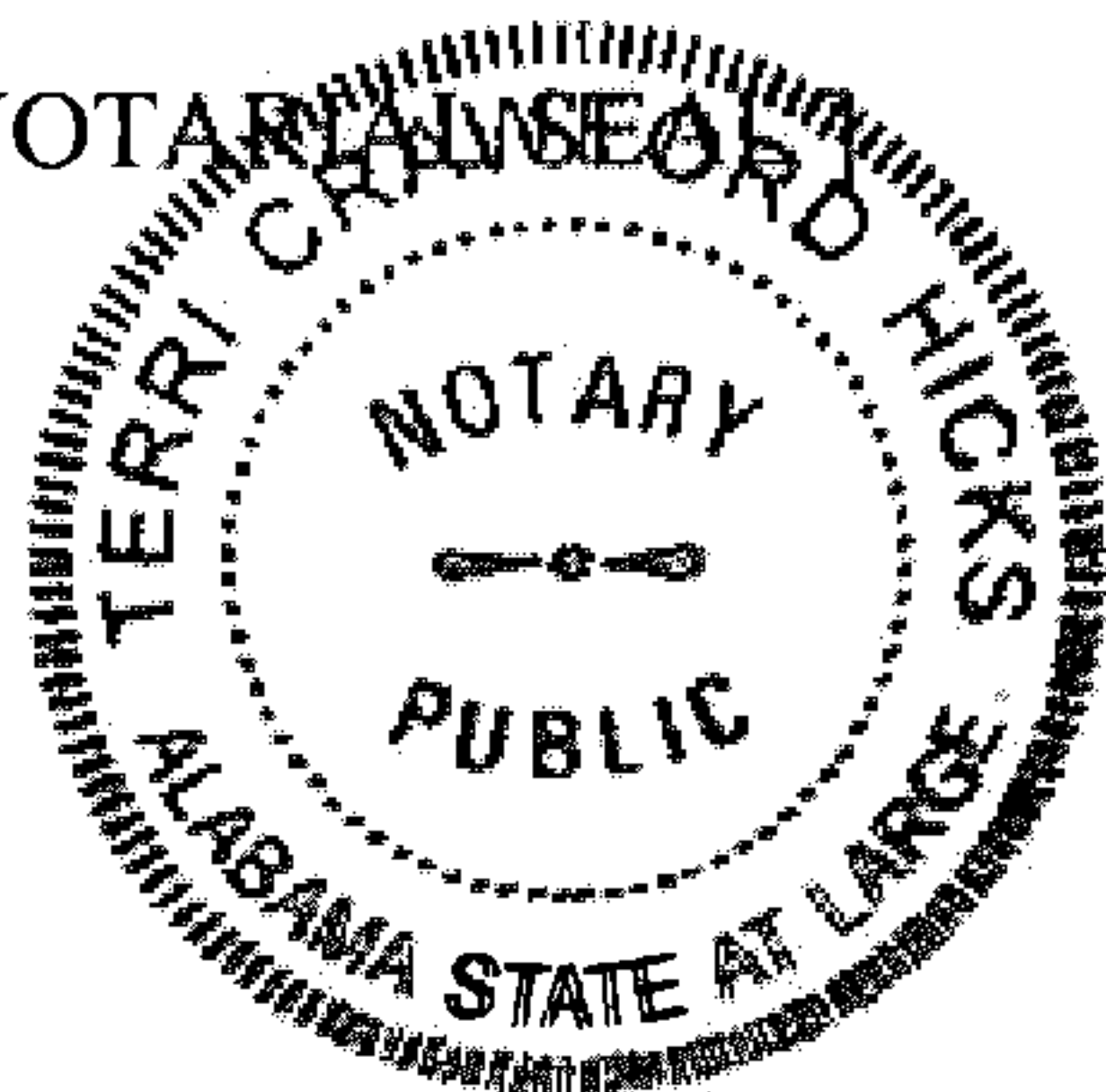
  
Dorine M. Gross

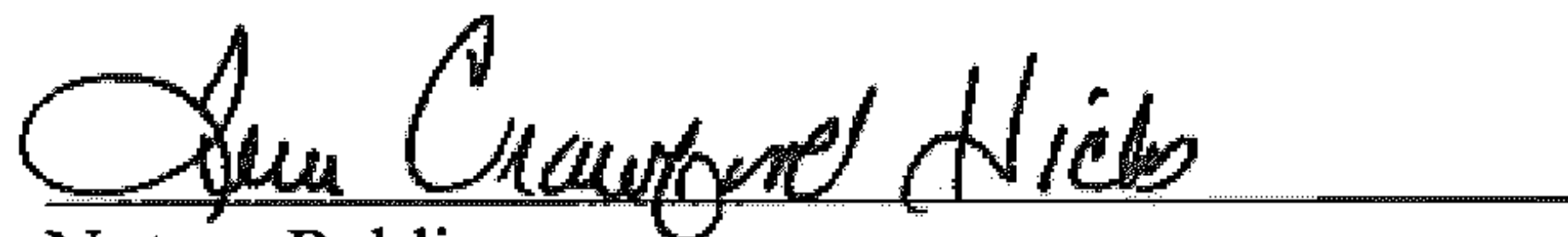
STATE OF ALABAMA        )  
                                      :  
COUNTY OF Jefferson    )

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Charles W. Gross and Dorine M. Gross, 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 such conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 3rd day of August, 2021.

[NOTARY PUBLIC]



  
Notary Public  
My Commission Expires 11-4-2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2021 08:24:10 AM  
\$534.00 BRITTANI  
20210804000376730

