



20210810000389270 1/3 \$151.50
Shelby Cnty Judge of Probate, AL
08/10/2021 02:19:24 PM FILED/CERT

This instrument was prepared by:
John C. Piazza, Attorney at Law
3305 Brittany Court, Hoover, Alabama 35226

send tax notice to: Leonard G. Allen, III
432 Ballantrae Road
Pelham, Alabama 35124

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

WITH RESERVATION OF LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **MARY KOSS ALLEN**, a single woman, as **THE GRANTOR AND TRUSTEE FOR THE MARY KOSS ALLEN FAMILY TRUST** (herein referred to as Grantor), does hereby grant, bargain, sell and convey (subject to the life estate hereinafter set forth) unto my son **LEONARD GILMER ALLEN III**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1417, according to the survey of the Final Platt Braemer at Ballantrae, Phase I, as recorded in Map Book 37, Page 70, in the office of the Judge of Probate of Shelby County, Alabama.

It is the intention of the Grantor to retain the life estate in and to said property for and during her lifetime.

NO TITLE OPINION REQUESTED OR RENDERED.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

This deed is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, subject to the reserved life estate, his, heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated



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above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to said grantee his heirs and assigns forever, against the lawful claims of all persons.

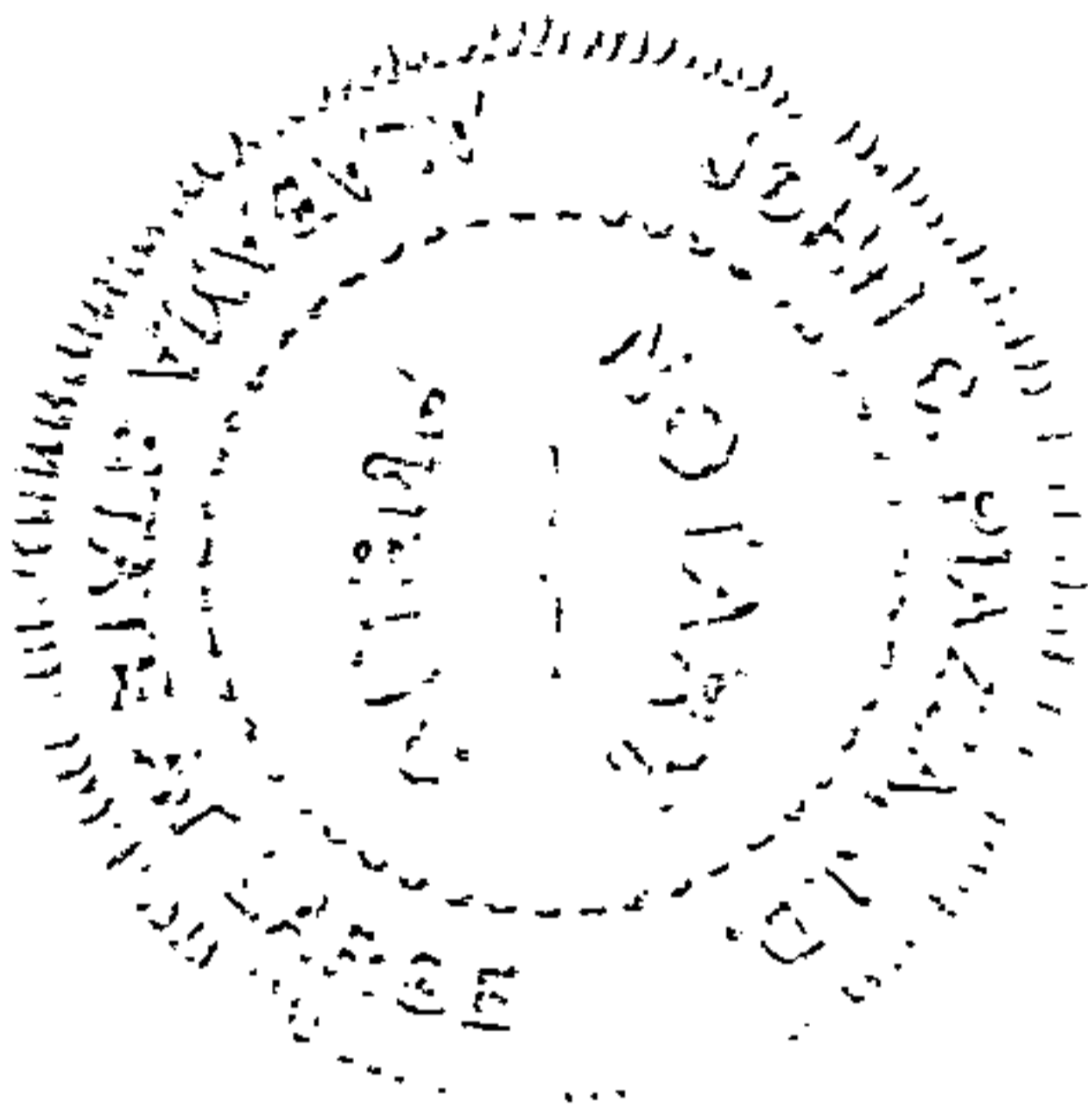
In Witness Whereof, the Said Grantor for the Mary Koss Allen Family Trust is authorized to execute this conveyance, has hereunto set her hand and seal this 9th day of August, 2021.

Mary Koss Allen

Mary Koss Allen

Mary Koss Allen Family Trust

ITS: Trustee



State of Alabama

County of Shelby

I, John C. Piazza, a Notary Public for said county in said state, hereby certify, that Mary Koss Allen as Trustee of the Mary Koss Allen Family Trust 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 this conveyance, she as the Trustee and owner of said trust with full authority executed the same voluntarily for and as an act of said trust.

John C. Piazza

John C. Piazza

Notary Public

My commission expires:

09/13/2023

Real Estate Sales Validation Form

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

Grantor's Name Nary Koss Allen Family Trust Grantee's Name Leonard C. Allen III
Mailing Address (Nary Koss Trustee) Mailing Address 432 Ballantree Rd
432 Ballantree Rd. Pelham, AL 35124
Pelham, AL 35124

Property Address (Same) Date of Sale Aug.
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 246,100.00



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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) 1/2 interest 123,050.00
 Bill of Sale Appraisal
 Sales Contract Other Shelby Cty Tax Assessment
 Closing Statement attached

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 08/09/2021 Print John C. Piazza
Unattested _____ Sign John C. Piazza
(verified by) (Grantor/Grantee/Owner/Agent) circle one