

RECORDING REQUESTED BY

Agent Name and Address:

1st CHOICE
BAIL BONDS
214 19TH ST N
BESSEMER, AL 35020
205-428-8988

AND WHEN RECORDED MAIL TO
ALLEGHENY CASUALTY COMPANY
P.O. BOX 9810: CALABASAS, CA 91372-9810
TELEPHONE (800) 935-2245



20211122000560390 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
11/22/2021 11:08:42 AM FILED/CERT

Bond Amount \$20,000

(This Space for Recorder's Use Only)

DEED OF TRUST

This **1st CHOICE BAIL BONDS** 3rd day of July, 2021

between _____
herein called TRUSTOR, and Robert W. Nairn and Jeffrey S. Nairn, herein called TRUSTEE, and ALLEGHENY CASUALTY COMPANY, herein called BENEFICIARY, WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the County of Shelby, in the State of Alabama, described as:

Lot _____ Block _____ Tract _____ APN 05 7 36 0 001 006 .060
as per map recorded in Book _____ Page _____ of Maps, Official Records in the office of the County Recorder of Shelby County.
Commonly known as 260 Fleming Lane Vincent AL 35178

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by ALLEGHENY CASUALTY COMPANY, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of Keiandrae Lamar Dates

in the matter of Yavapai County
vs. Keiandrae Lamar Dates AND FOR WHICH AMOUNTS and the matter set forth in the said indemnity agreement, are security. (Power No. _____)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date(s) and amount(s) of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorney fees.

IT IS FURTHER AGREED THAT: Upon delivery of said Certificate to the Trustee, the Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to the Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice the Trustee shall cause to be duly filed for record.

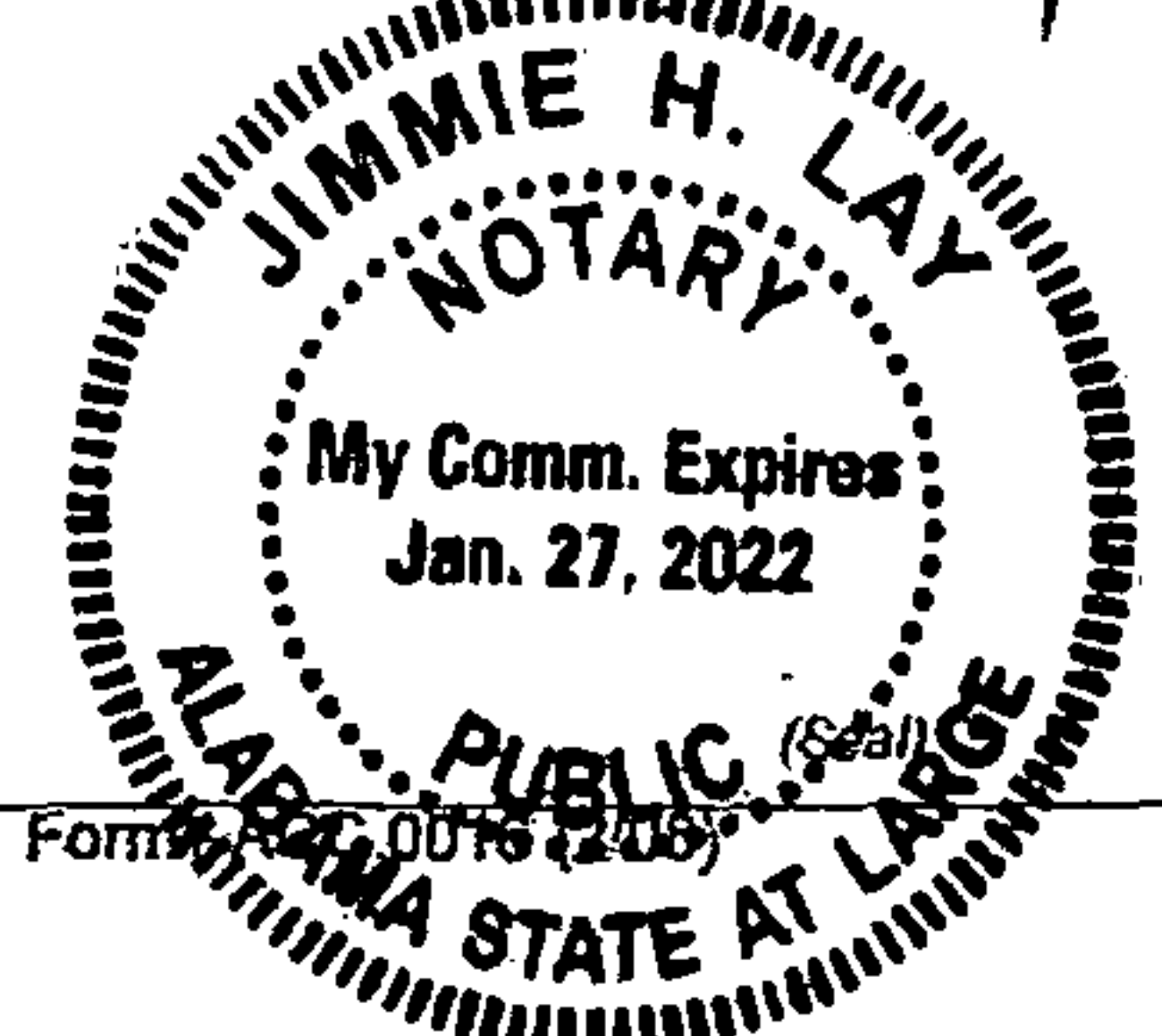
IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him/her at his/her mailing address opposite his/her signature hereto. Failure to insert such address shall be deemed a waiver for a copy of such notices.

SIGNATURE OF TRUSTOR Shannon Dates STREET AND NUMBER 260 Fleming Lane Vincent CITY AL STATE AL ZIP 35178

STATE OF Alabama
COUNTY OF Shelby } ss.

On _____ before me, Jimmie H. Lay
a Notary Public, personally appeared Shannon R Dates



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Jimmie H. Lay



Send Tax Notice to:
Shannon R. Dates
P.O. Box 112
Vincent, Alabama 35178

This instrument was prepared by:
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **CORA DATES, an unmarried woman**, (herein referred to as Grantor) do grant, bargain, sell and convey unto my daughter, **SHANNON R. DATES**, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

One acre, more or less, in the West-Half of the Southwest Quarter of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said 1/4-1/4 section, Thence run South along the East 1/4-1/4 line a distance of 59.0 feet, Thence run West a distance of 555.3 feet to a point in the center of a chert road and the point of beginning; Thence run South 76 deg. 24 min. West a distance of 420.0 feet, Thence run North 16 deg. 36 min. West a distance of 105.0 feet, Thence run North 76 deg. 24 min. East a distance of 420.0 feet to a point in the center of said chert road, Thence run South 16 deg. 36 min. East along said road a distance of 105.0 feet to the point of beginning.


Less and except the easterly 20 feet which is reserved as a right-of-way for ingress and egress and utilities.


Subject to taxes for the current year and any easements, restrictions or reservation of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax: \$36.00


20151203000413480 1/3 \$56.00
Shelby Cnty Judge of Probate, AL
12/03/2015 02:52:48 PM FILED/CERT


20211122000560390 2/2 \$55.00
Shelby Cnty Judge of Probate, AL
11/22/2021 11:08:42 AM FILED/CERT