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DEEDS 1/3

This document prepared by:
Tanya K. Shunnara, Esq.
Dentons Sirote PC
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

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

SOURCE OF TITLE:
Inst. 20211221000601550

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Mary Jo Dean, Trustee
Mary Jo Dean Revocable Management Trust
641 Lime Creek Way
Chelsea, AL 35043

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 Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned

MARY J. DEAN a/k/a MARY JO DEAN, an unmarried woman,
whose mailing address is **641 Lime Creek Way, Chelsea, AL 35043**

(herein referred to as "**Grantor**"), does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto

**MARY JO DEAN, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE MARY JO DEAN
REVOCABLE MANAGEMENT TRUST U/A/D NOVEMBER 11, 2021,**
whose mailing address is **641 Lime Creek Way, Chelsea, AL 35043**

(herein referred to as "**Grantee**"), the following described real property situated in Shelby County, Alabama (herein referred to as "**Property**"; the Property having a **property address of 641 Lime Creek Way, Chelsea, AL 35043**, and a **Market Value of \$569,000.00**, as can be verified by Instrument No. 20211221000601550 filed in the Probate Office of Shelby County, Alabama (the Property being identified in the records of Shelby County, Alabama Property Tax Commission as Parcel No. 15-4-17-0-000-002.020) to-wit:

**Lot 413, according to the Survey of Lime Creek Phase 4 at Chelsea Preserve, as
recorded in Map Book 37, Page 97, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

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 Grantor 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 (however, minerals are conveyed as a part of the Property to the extent, if any, owned by Grantor); 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 successors and assigns of the Grantee, in fee simple forever.

NOTES:

1. On or about November 11, 2021, Mary Jo Dean, as both "Grantor" and "Trustee" thereunder, entered into that certain revocable trust agreement entitled the "Mary Jo Dean Revocable Management Trust" (said revocable trust agreement, together with any and all amendments thereto and/or restatement thereof, being herein referred to as the "Trust Agreement"), pursuant to which a trust (herein sometimes referred to as the "**Trust**") was created for the benefit of the beneficiary(ies) thereof as provided therein. Mary Jo Dean is the primary beneficiary of the Trust.

2. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the Trust created under, and in accordance with the terms of, the Trust Agreement, for the benefit of the beneficiary(ies) thereof as provided therein.

3. The Property IS the homestead of the Grantor, who is the primary beneficiary of the Trust.

4. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of 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. The 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).

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Signature Page Follows -**

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal this 16
day of February, 2022.

GRANTOR:

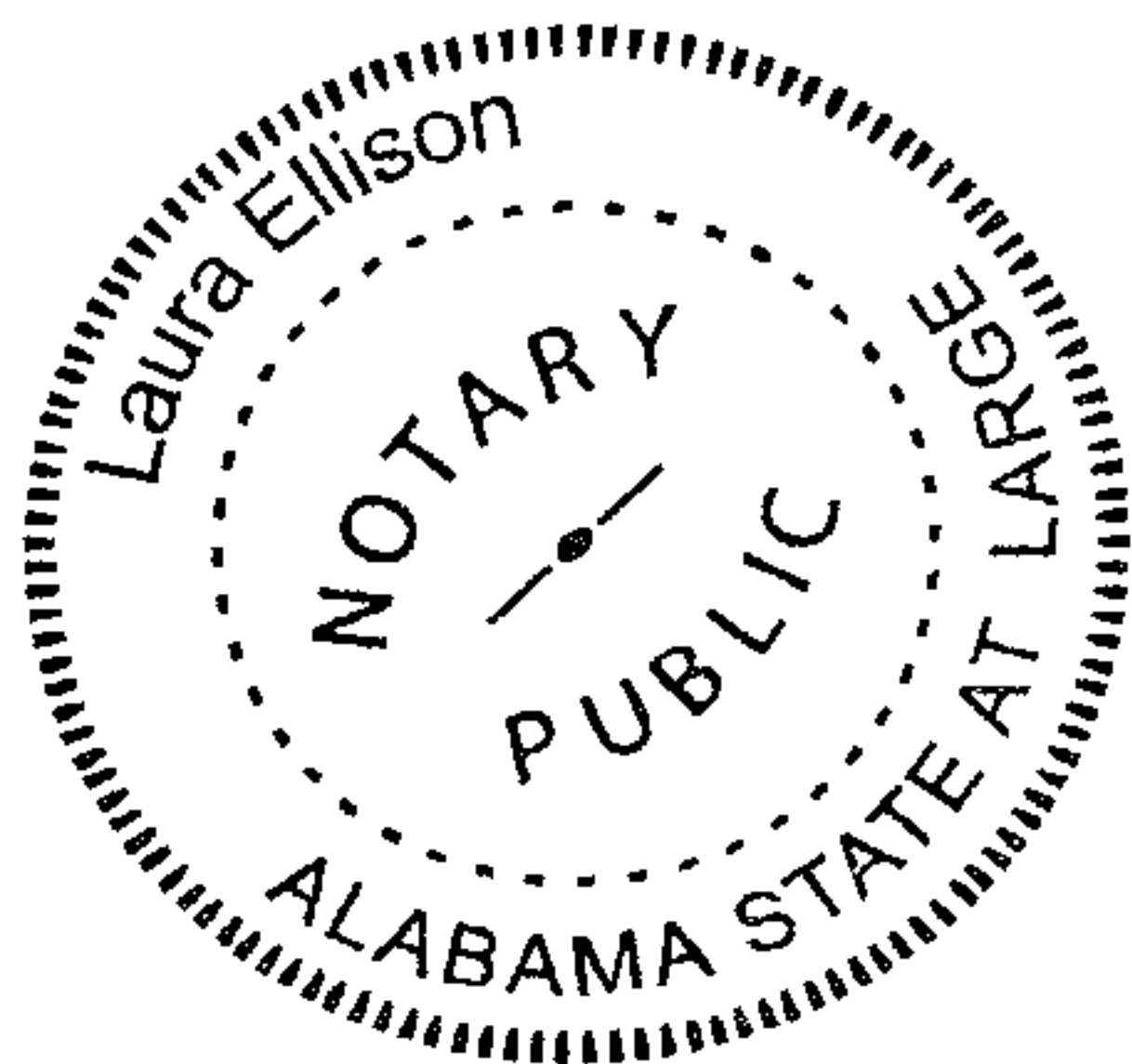
Mary J. Dean
Mary J. Dean a/k/a Mary Jo Dean

STATE OF ALABAMA)
COUNTY OF Shelby)

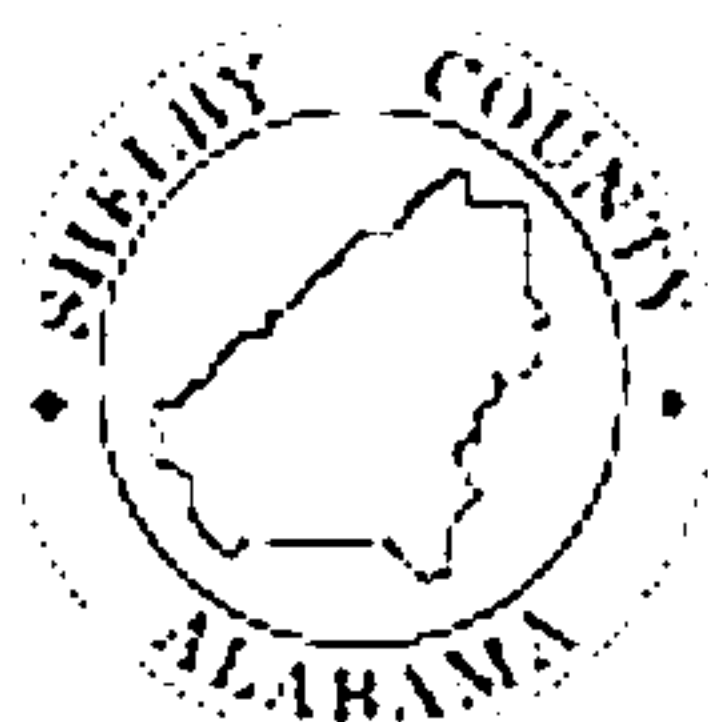
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Mary J. Dean a/k/a Mary Jo Dean, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 16th day of February, 2022.

[SEAL]



Laura Ellison
Notary Public
My Commission Expires: 3/2/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl