



20220401000133230 1/6 \$374.00  
Shelby Cnty Judge of Probate, AL  
04/01/2022 11:01:06 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

This instrument prepared by:  
SCOZZARO LAW, LLC  
511 Creekside Court  
P.O. Box 548  
Helena, AL 35080

SEND TAX NOTICE TO:  
Spencer H. Sellers and Holly Sellers, Co-Trustees of the Bobby Ray Sellers, Jr.,  
Beneficiary Special Needs Trust  
5568 Surrey Lane  
Birmingham, AL 35242

### STATUTORY WARRANTY DEED

STATE OF ALABAMA       )  
SHELBY COUNTY         )

Know All Men by these Presents, that pursuant to the Last Will and Testament of Bobby Ray Sellers, Jr. and Letters Testamentary granted to Personal Representative Spencer Holden Sellers in PR-2021-000068, Shelby County, Alabama Probate Court on February 22, 2021, and other good and valuable consideration, **Spencer Holden Sellers**, Personal Representative of the Estate of Bobby Ray Sellers, Jr., (hereinafter called "Grantor"), said Grantor GRANTS, BARGAINS, and CONVEYS to **Spencer H. Sellers and Holly Sellers as Trustees of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

**LOT 261, ACCORDING TO THE SURVEY OF SAVANNAH POINTS, SECTOR II, PHASE I, AS RECORDED IN MAP BOOK 25, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Ad valorem taxes for 2022 and subsequent years not yet due and payable. Existing covenants and restrictions, easements, building lines and limitations of record.

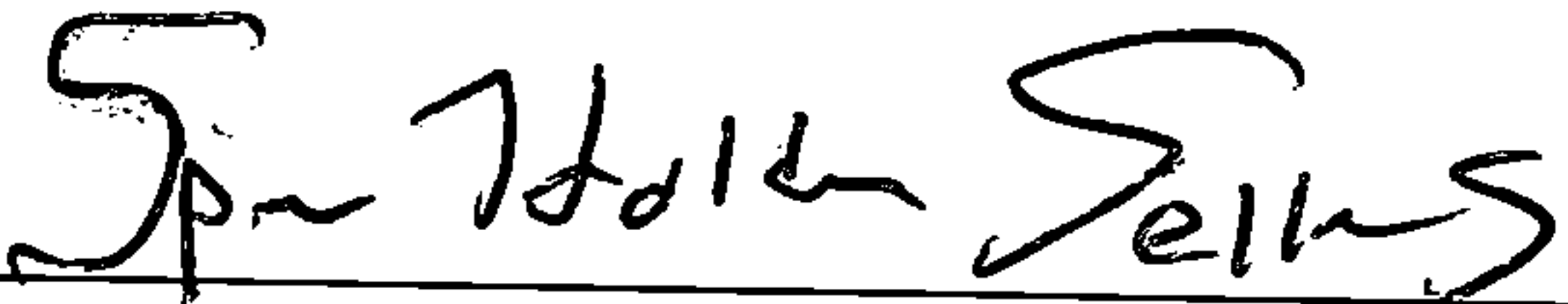
Address of Property: 319 Chestnut Lane, Alabaster, Alabama 35007.

**TO HAVE AND TO HOLD** unto said Grantees, and their heirs, assigns and beneficiaries, forever.

**AND** said Grantor does for the Grantor/Estate covenant with said Grantees, and their heirs and assigns, that the Grantor/Estate is lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantor/Estate has good right to convey the same aforesaid; that said Grantor/Estate will and Grantors/Estate heirs, executors and administrators shall warrant and defend the same to the said Grantees, and Grantees' heirs, assigns and beneficiaries forever, against the lawful claims of all others.

Shelby County, AL 04/01/2022  
State of Alabama  
Deed Tax: \$336.00

IN WITNESS WHEREOF, I the undersigned Grantor has set my hand and seal on this the 31 day of March, 2022.



**SPENCER HOLDEN SELLERS**

Personal Representative of the Estate of Bobby Ray Sellers, Jr.



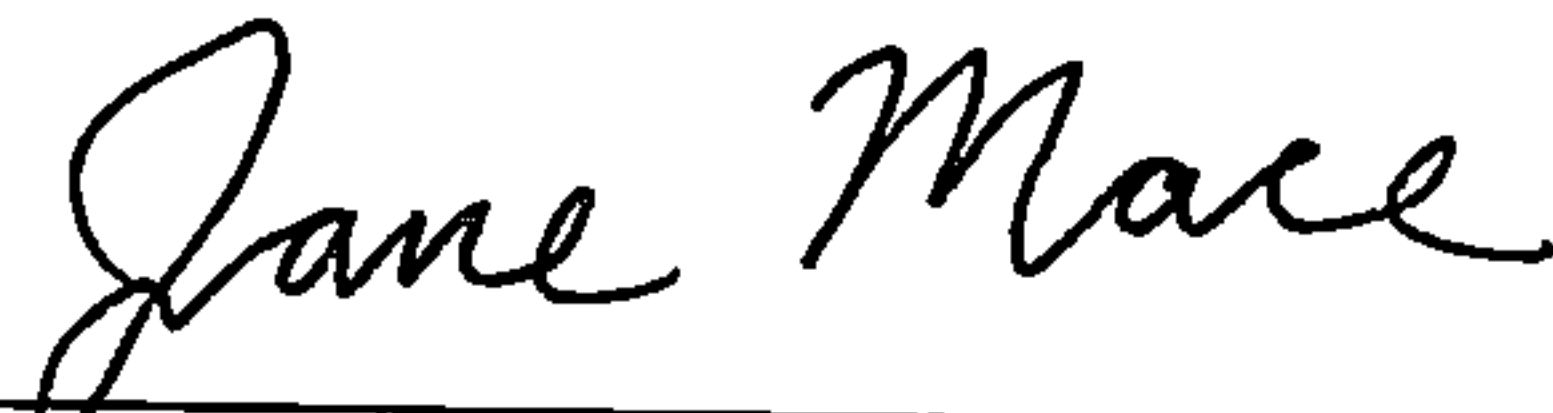
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STATE OF ALABAMA     )  
SHELBY COUNTY         )

Before me, a Notary Public in and for said County, in said State, hereby certify that, SPENCER HOLDEN SELLERS, Personal Representative of the Estate of Bobby Ray Sellers, Jr., 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 executes the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 2022.





NOTARY PUBLIC



# Real Estate Sales Validation Form

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

Grantor's Name Spencer Holder Sellers  
Mailing Address Personal Rep of the Est.  
of Bobby Ray Sellers Jr.  
5568 Sunny Ln, Bham AL 35242

Grantee's Name Spencer H. Sellers + Holly Sellers  
Mailing Address Trustees of the Bobby Ray  
Sellers Jr. Beneficiary Special  
Needs Trust.  
5568 Sunny Lane, Bham 35242

Property Address 319 Chestnut Lane  
Alabaster, AL 35007

Date of Sale 3-31-22  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 335,930.00

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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other SC Tax Assessor website

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).

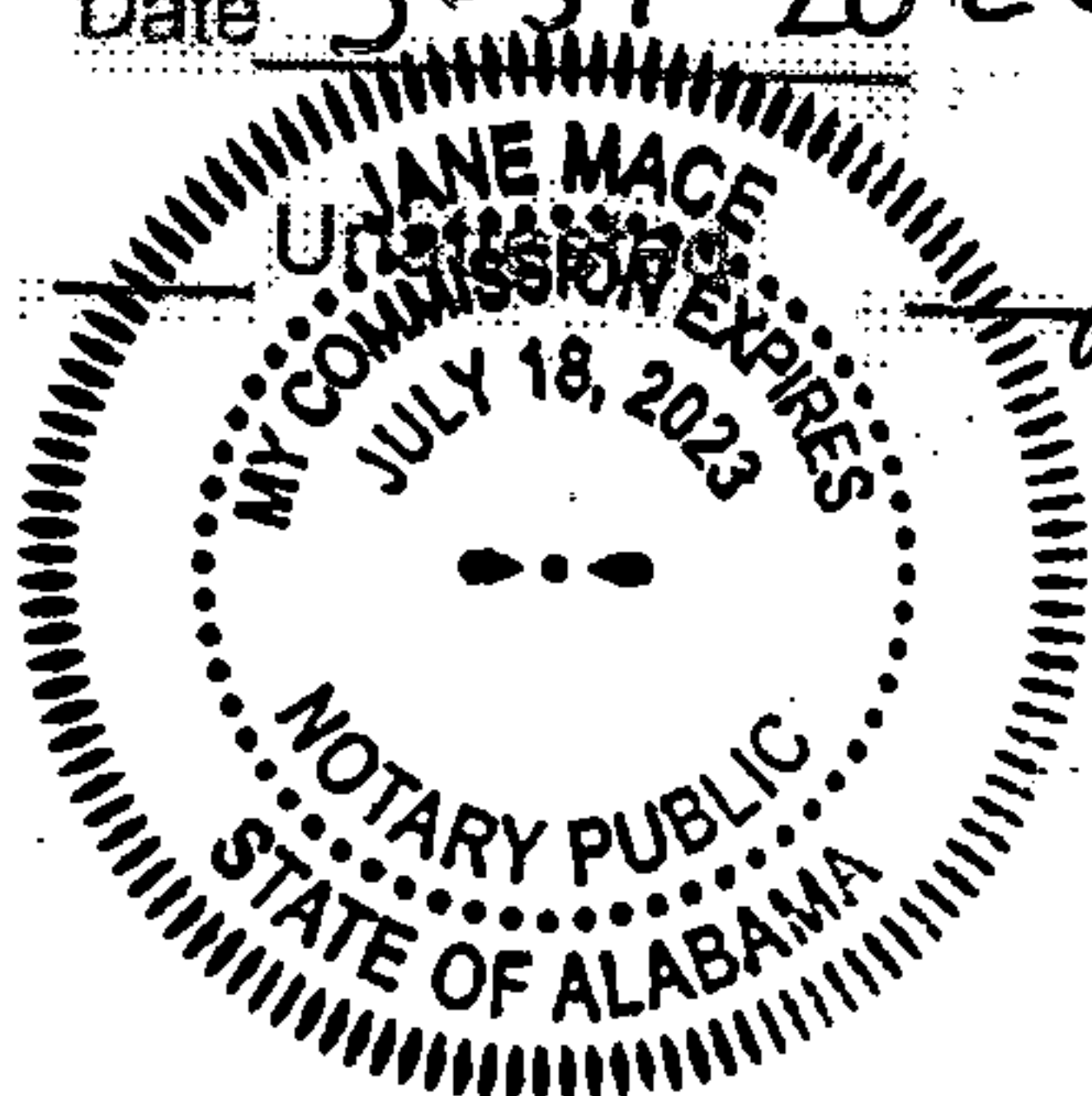
Date 3-31-2022

Print Spencer Holder SELLERS

Sign Spencer Holder Sellers  
(Grantor/Grantee/Owner/Agent) circle one

Jane Mace  
(verified by)

Form RT-1



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**ACKNOWLEDGMENT OF CONVEYANCE INTO**  
**THE BOBBY RAY SELLERS, JR. BENEFICIARY SPECIAL NEEDS TRUST**

We, the Grantees of the above-referenced property, as **Trustees of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust**, hereby acknowledge by our signatures and seals below that we are Trustees of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust. We further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said Trust the real property identified above.

Further, filed herewith as an Exhibit is the Certificate of Trust representing the existence of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust signed by us as Trustees.

As evidenced by our signatures below, we, the Grantees, accept the interests and provisions of the foregoing deed

*Spencer H. Sellers*

**Spencer H. Sellers as Trustee of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust**

*Holly Sellers*

**Holly Sellers as Trustee of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

Before me, a Notary Public in and for said County, in said State, hereby certify that SPENCER H. SELLERS and HOLLY SELLERS, as Trustees of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust, whose names are signed to the foregoing acceptance and who are known to me, acknowledged on this day that, being informed of the contents of the same, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 2022.

*Jane Mace*

NOTARY PUBLIC



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**Certification of Trust  
For  
Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust**

This Certification of Trust is made pursuant to Ala. Code. Sec. 19-3B-1013. The currently acting Trustees of the Bobby Ray Sellers, Jr. Beneficiary Special Needs Trust, dated November 2, 2021, declare as follows:

1. The Settlor of the Trust is the Estate of Bobby Ray Sellers, Jr., via Personal Representative Spencer Holden Sellers, Letters Testamentary granted February 22, 2021.
2. The trust is irrevocable and presently exists.
3. The currently appointed Trustees of the trust are:
  - Spencer H. Sellers, Sr., 5568 Surrey Lane, Birmingham, AL 35242.
  - Holly Sellers, 5568 Surrey Lane, Birmingham, AL 35242.
4. The tax identification number of the trust is: 87-6693893.
5. Assent held in the trust may be titled in any manner that identifies the Trustees and the name and date of the trust, for example:

Spencer H. Sellers, Sr. and Holly Sellers, Trustees of the Bobby Ray Sellers, Jr.,  
Beneficiary Special Needs Trust dated November 02, 2021.
6. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts and qualified accounts at financial institutions.
7. Excerpts from the trust agreement that establish the trust, designate the Trustees, and set forth the powers of the Trustees will be provided upon request.
8. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and from the application that the Trustees make of funds or other property delivered to the Trustees.

The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect. All currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.



Dated: November 02, 2021

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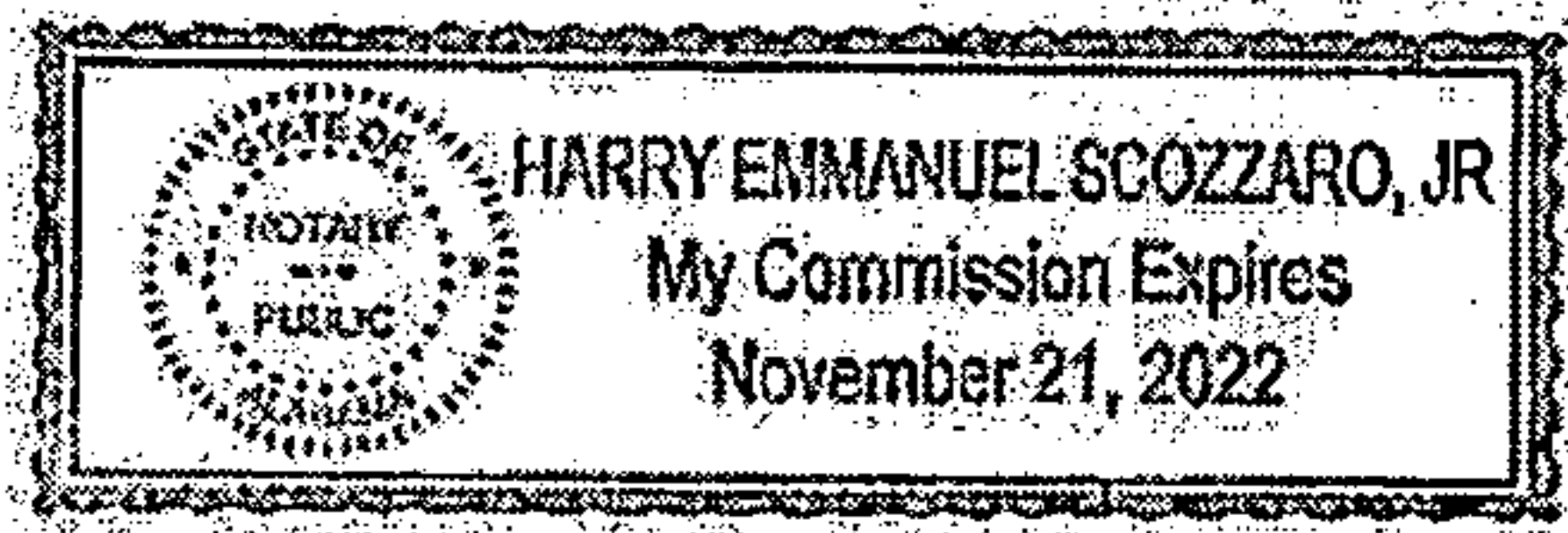
Spencer H. Sellers, Sr.  
SPENCER H. SELLERS, SR., Trustee

Holly Sellers  
HOLLY SELLERS, Trustee

STATE OF ALABAMA     )  
SHELBY COUNTY        )

On this the 22<sup>nd</sup> day of November, 2021, before me personally appeared Spencer H. Sellers, Sr. and Holly Sellers, in their individual capacity, personally known to me to be the individuals whose names are subscribed to the foregoing Certification of Trust, and acknowledged that they executed the same as their voluntary act and deed for the purposes therein contained.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 11/21/2022



[END OF DOCUMENT]