

Prepared by and return to:
Chuck Delorey
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 20th Street North
Suite 1400
Birmingham, AL 35203

20220405000138220
04/05/2022 10:44:56 AM
DEEDS 1/4

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered to be effective this 4th day of April, 2022.

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to Walter L. Evans, II, a married man ("Grantor"), the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Walter L. Evans, II, as Trustee of The Walter Luke Evans, II Revocable Trust under Trust Agreement dated December 29, 2021 ("Grantee") the following described real property situated in Shelby County, Alabama (the "Real Property"), to-wit:

Lot 1, according to the Survey of Hollybrook Lake as made by Fish Land Company, as recorded in Map Book 4, Page 74, in the Probate Office of Shelby County, Alabama;

TOGETHER WITH all rights, privileges, easements, and rights of way appurtenant to said Real Property, including without limitation, all mineral, oil and gas, and other subsurface rights, development rights, air rights, and water rights, to the extent owned by Grantor; and

TOGETHER WITH all improvements and fixtures located on the Real Property, including, without limitation: (i) all structures affixed to the Real Property; (ii) all apparatus, equipment, and appliances used in connection with the operation or occupancy of the Real Property; and (iii) all facilities used to provide any services to the Real Property and/or the structures affixed thereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Grantor's wife, Angelika Evans, joins in the execution of this deed for the purpose of evidencing her consent to the conveyance of the subject real estate and the transfer of any interest which she may have therein.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Walter L. Evans, II
610 Hollybrook Lake Road
Leeds, Alabama 35094

Grantee's Name and Mailing Address:

Walter L. Evans, II, Trustee of The Walter
Luke Evans, II Revocable Trust under Trust
Agreement dated December 29, 2021
610 Hollybrook Lake Road
Leeds, Alabama 35094

Property Address: 610 Hollybrook Lake Road, Leeds, Alabama 35094

Assessor's Market Value: \$1,021,620.00

Date of Closing: Date first written above.

The Assessor's Market Value can be verified by the Tax Assessor.

[signature pages follow]

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument to be effective as of the date first written above.

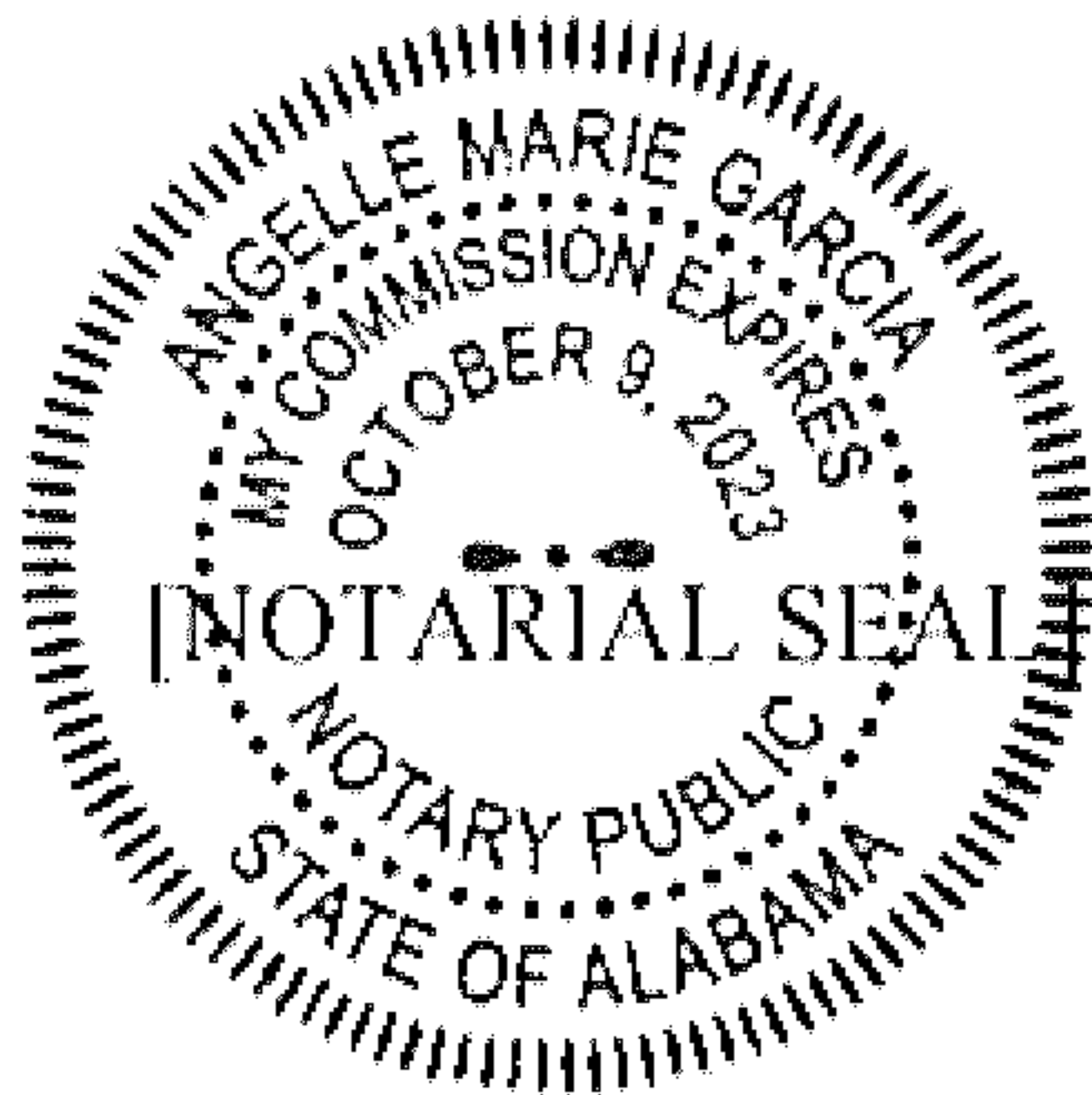
GRANTOR:

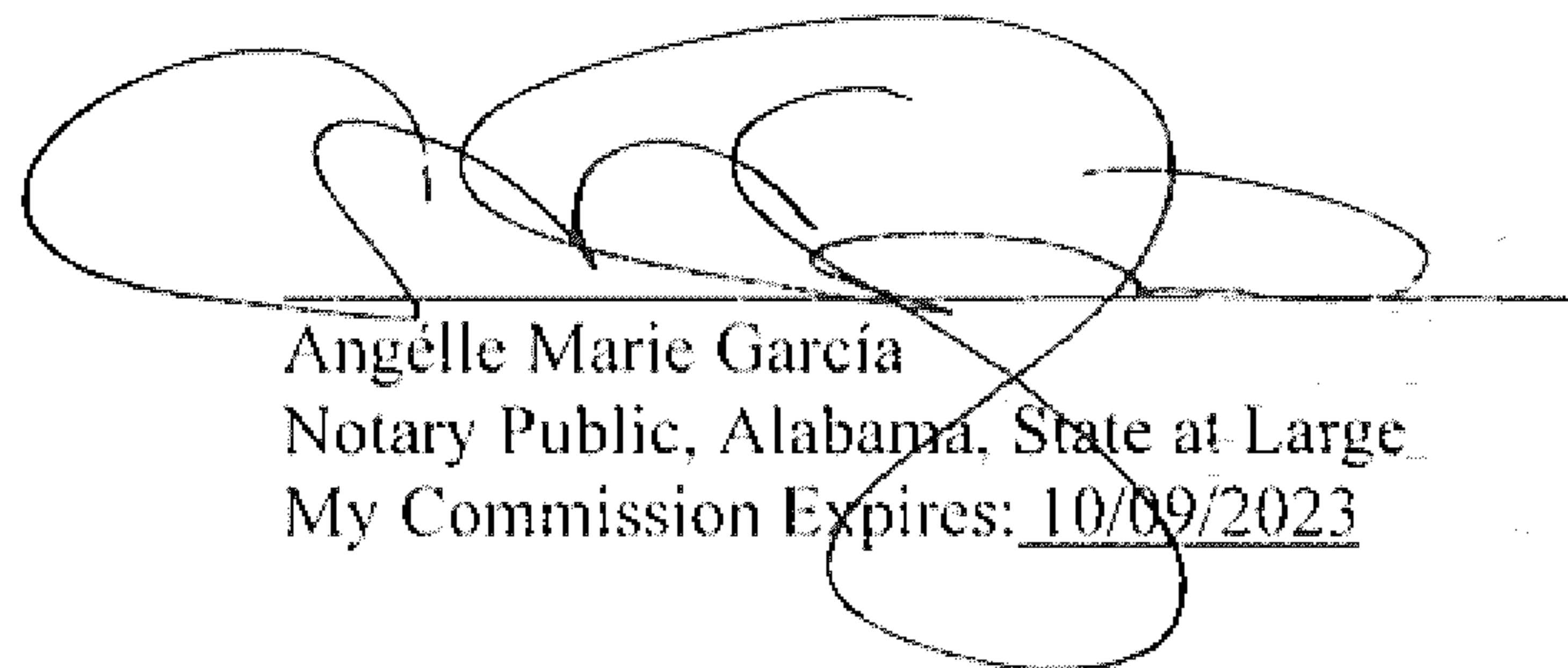

Walter L. Evans, II

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

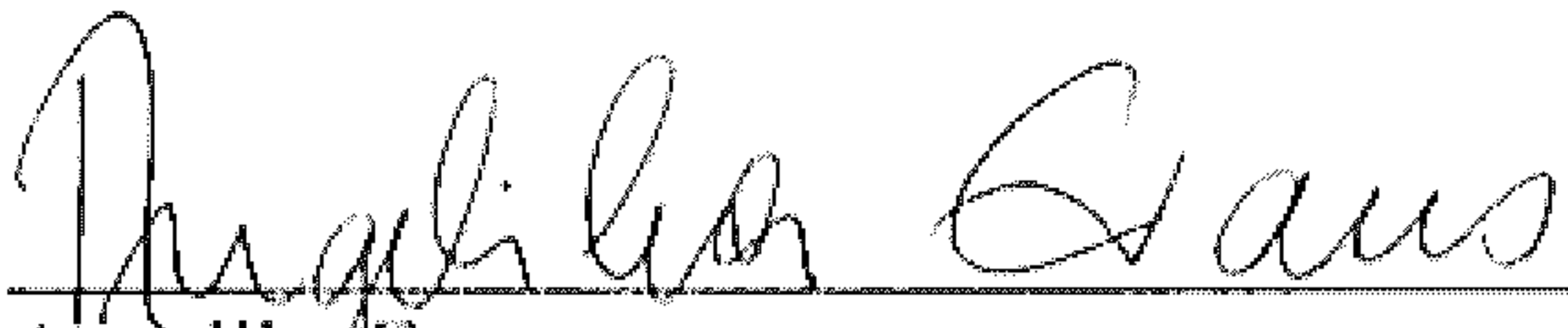
I, the undersigned, Notary Public, Alabama, State at Large, hereby certify that Walter L. Evans, II, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he executed the same voluntarily.

Given under my hand and official seal this 4th day of April, 2022.




Angelle Marie Garcia
Notary Public, Alabama, State at Large
My Commission Expires: 10/09/2023

The undersigned joins herein as spouse of the Grantor to assent to the foregoing instrument.

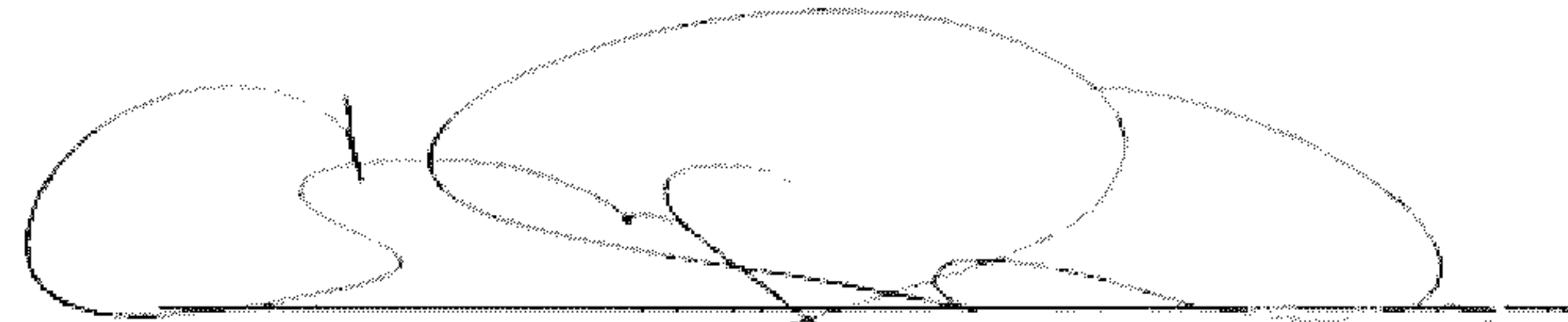

Angelika Evans

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, Notary Public, Alabama, State at Large, hereby certify that Angelika Evans, whose name is signed hereinabove and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she executed the same voluntarily.

Given under my hand and official seal this 4th day of April, 2022.




Angelle Marie Garcia
Notary Public, Alabama, State at Large
My Commission Expires: 10/09/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2022 10:44:56 AM
\$1053.00 CHERRY
20220405000138220

