

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
The Richard A Lallo Revocable Trust
3101 Chestnut Oaks Dr
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Virginia M. Martin, as Trustee of
The James and Virginia Martin Living Trust, dated June 2, 1999, and any amendments thereto

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Richard A. Lallo, as Trustee of
The Richard A Lallo Revocable Trust dated December 17, 2014, and any amendments thereto

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of The Fairways at Riverchase, as recorded in Map Book 13, page 18, in the Probate Office of Shelby County, Alabama.

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

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

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 9th day of June, 2023.

THE JAMES AND VIRGINIA MARTIN LIVING TRUST, DATED JUNE 2, 1999,
AND ANY AMENDMENTS THERETO

by: Virginia M. Martin
Virginia M. Martin, Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

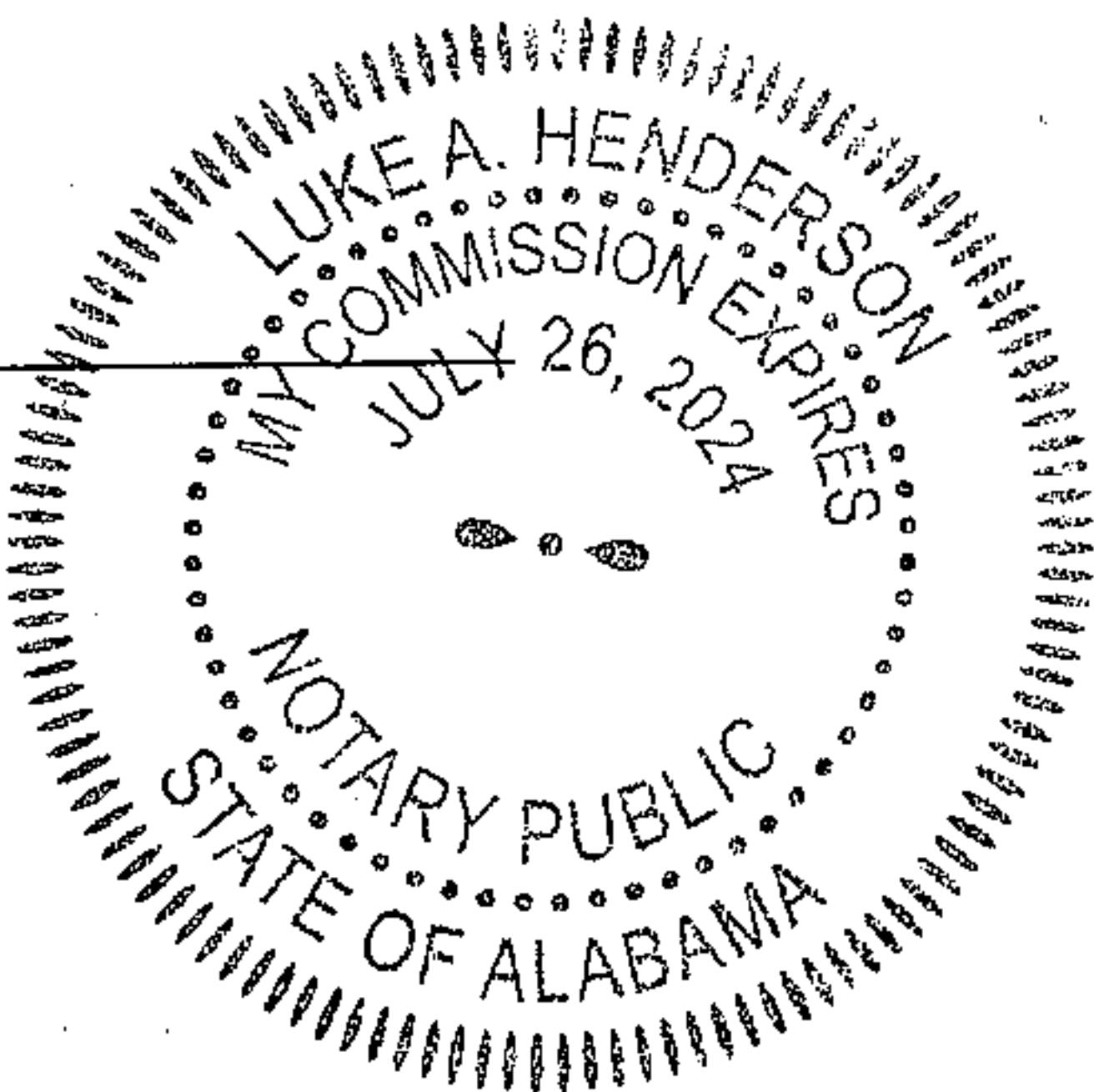
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Virginia M. Martin as Trustee of The James and Virginia Martin Living Trust, dated June 2, 1999, and any amendments thereto whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Virginia M. Martin in her capacity as Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and seal this June 9, 2023.

My Commission Expires:

Luke A. Henderson
Notary Public

Grantor's Address: 3850 Galleria Woods Dr. # 230
Hoover, AL 35244
Property Address: 3101 Chestnut Oaks Dr. Hoover, AL 35244
Current Tax Id: 11-7-26-0-004-001.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/09/2023 12:26:09 PM
\$362.00 JOANN
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Allen S. Bayl