



20231109000329700 1/3 \$264.00
Shelby Cnty Judge of Probate, AL
11/09/2023 10:16:47 AM FILED/CERT

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406

STATE OF ALABAMA §
 § WARRANTY DEED
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **GARY APRIL and LYNNE APRIL, husband and wife**, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto **GARY C. APRIL and LYNNE S. APRIL as co-trustees of the GARY C. APRIL and LYNNE S. APRIL REVOCABLE FAMILY TRUST**, as joint tenants with right of survivorship, herein collectively referred to as Grantees, the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

Lot 20, according to the Survey of Laurel Woods 6th Sector, as recorded in Map Book 21, Page 141, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any-wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees as joint tenants with right of survivorship, Grantees' heirs or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of October, 2023.

Grantors' Addresses: Gary April
15550 Kevin Cove
Northport, AL 35475

Lynn April
15550 Kevin Cove
Northport, AL 35475

Grantees' Addresses: Gary C. April, as co-trustee of the Gary C. April and Lynn S. April Revocable Family Trust
15550 Kevin Cove
Northport, AL 35475

Lynn S. April, as co-trustee of the Gary C. April and Lynn S. April Revocable Family Trust
15550 Kevin Cove
Northport, AL 35475

Property Address: 150 Roy Court

Value Per Shelby County Tax Assessor Records: \$233,000.00

Shelby County, AL 11/09/2023
State of Alabama
Deed Tax: \$233.00



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Gary C. April
GARY C. APRIL

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY C. APRIL, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31st day of October,
2023.

J.O.H.
NOTARY PUBLIC
My Commission Expires: 6/22/26



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Lynne S. April
LYNNE S. APRIL

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNNE S. APRIL, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31st day of October,
2023.

NOEL
NOTARY PUBLIC
My Commission Expires: 10/22/26