

This Instrument was Prepared by:

Holliman: Holliman, LLC  
John R. Holliman, Esq  
2491 Pelham PKwy  
Pelham, AL 35124

20240119000015250  
01/19/2024 01:37:12 PM  
DEEDS 1/5

Send Tax Notice to Grantee:  
6506 Quail Run Drive  
Pelham, AL 35124

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, GUY C. ALLBROOK AND WIFE, REBECCA MATTOX ALLBROOK the undersigned Grantors, do grant, bargain, sell and convey our interest, to:

“GUY C. ALLBROOK and REBECCA M. ALLBROOK, Trustees, or their successors in interest, of The Allbrook Living Trust dated December 13, 2022, and any amendments thereto.”

Grantees, in and to the following described real property, situated in SHELBY County, Alabama, viz:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS SET OUT HEREIN.**

**PROPERTY REMAINS HOMESTEAD OF THE GRANTORS.**

The conveyance is made subject to any and all restrictive covenants, rights of ways, easements and reservations appearing of record.

Source of Title: Instrument No. 20150318000084690

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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 successors and assigns, forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12-13-22.

 (SEAL)  
GUY C. ALLBROOK

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that GUY C. ALLBROOK, 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 executed the same voluntarily on the day the same bears date.

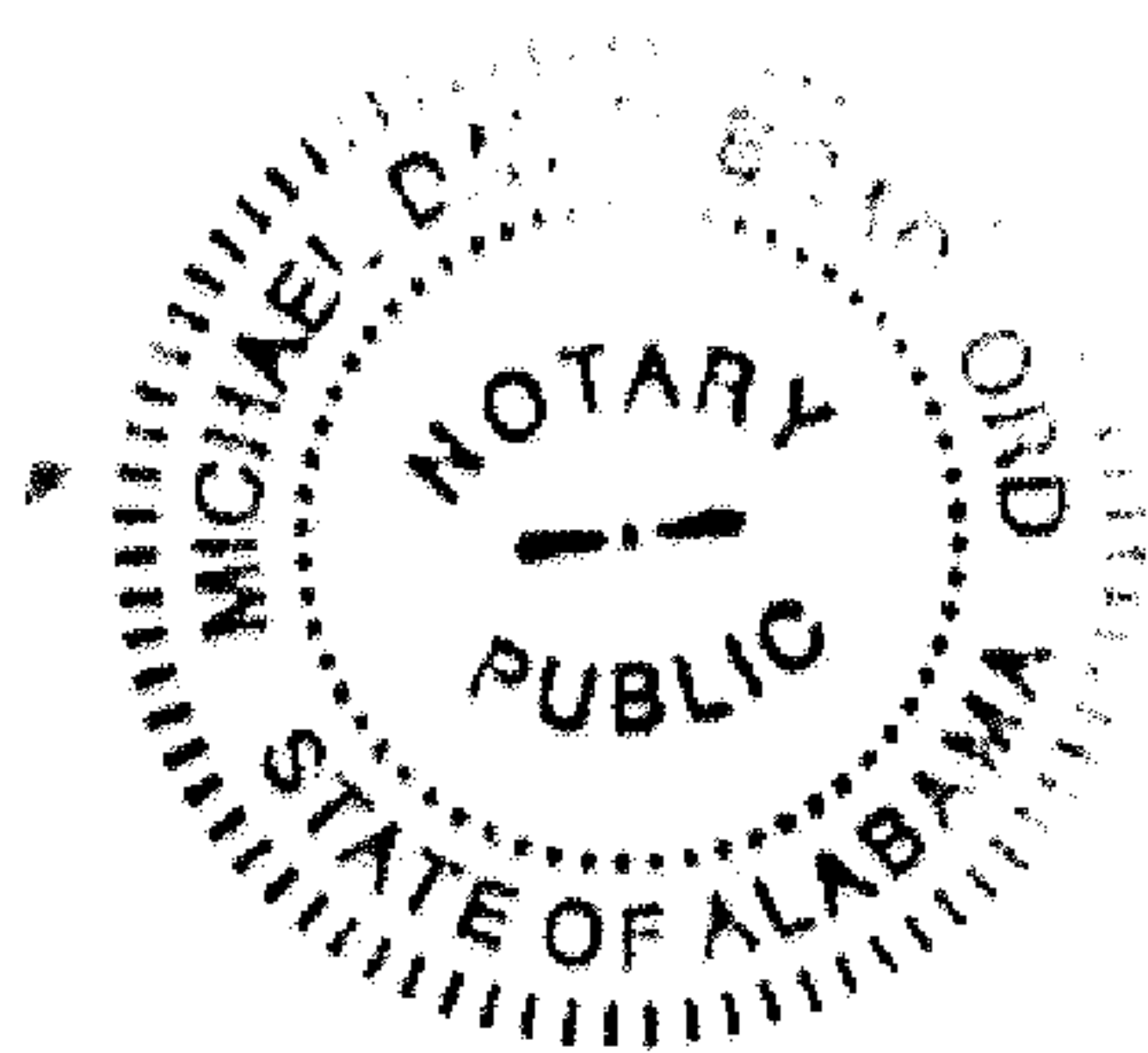
Given under my hand and official seal, this 12-13-22.

  
Notary Public  
My Commission Expires 04/14/2026

  
REBECCA M. ALLBROOK

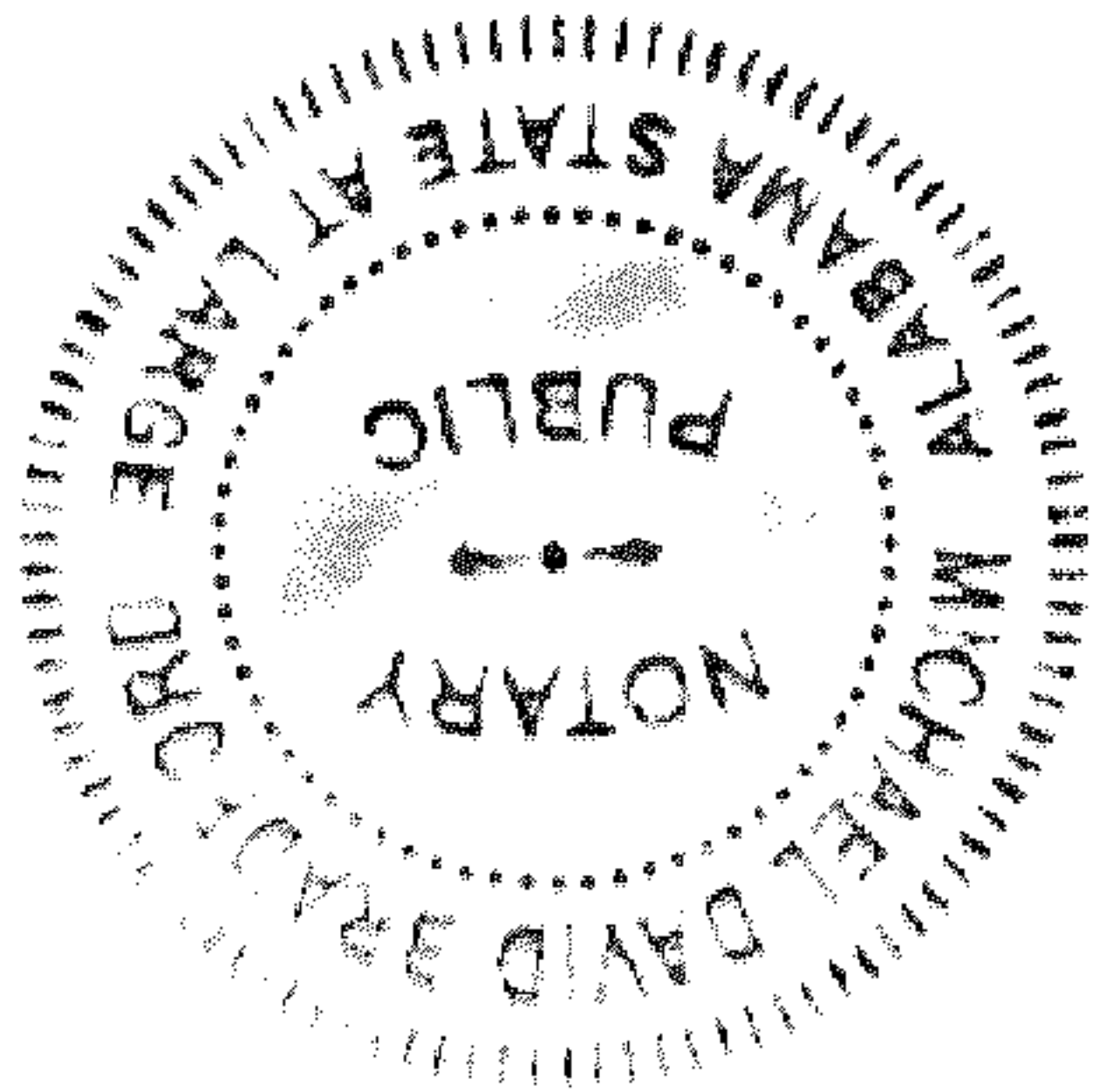
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State,



do hereby certify that **REBECCA M. ALLBROOK**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12-12-22



Michael David Bradford  
Notary Public

My Commission Expires 4-14-2026

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN, LLC**  
John R Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
(205) 663-0281

GRANTOR AND GRANTEES ADDRESS:  
6506 QUAIL RUN DRIVE  
PELHAM, AL 35124

## Exhibit A

Lot 59, according to the Survey of Quail Run, as recorded in Map Bok 7, Page 22, in the Probate office of Shelby County, Alabama

Source of Title: Instrument No. 20150318000084690



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Guy & Rebecca Allbrook  
 Mailing Address 6506 Quail Run Drive  
Pelham, AL 35124

Grantee's Name Guy & Rebecca Allbrook Trustees of The  
 Mailing Address Allbrook Living Trust  
6506 Quail Run Drive  
Pelham, AL 35124

Property Address 6506 Quail Run Drive  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 268,400.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/19/2024 01:37:12 PM  
 \$302.50 PAYGE  
 20240119000015250



*Alli S. Byrd*

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 ☒ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 01/19/2024

Print Shannon Brubaker

☐ Unattested

(verified by)

Sign

*Shannon Brubaker*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**