



20241115000355160 1/5 \$243.50
Shelby Cnty Judge of Probate, AL
11/15/2024 01:14:31 PM FILED/CERT

This instrument was prepared by:
Scozzaro Law, LLC
P.O. Box 548
Helena, AL 35080

Send Tax Notice To:
Michael D. Allen
185 Hwy 259
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

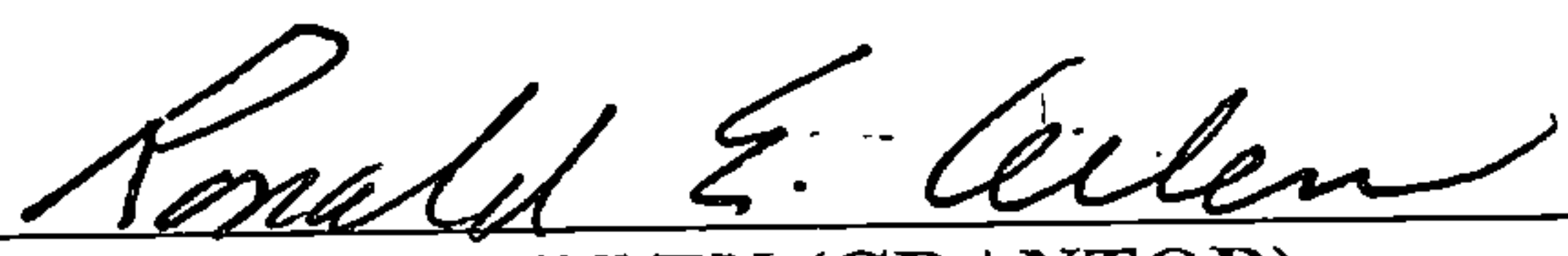
KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of TEN DOLLARS and 00/100 (\$10.00), the receipt whereof is acknowledged, and provided to **RONALD E. ALLEN, DAVID R. ALLEN, and DONNA WYATT**, (hereinafter called "Grantors"), said Grantors hereby GRANT, BARGAIN, SELL and CONVEY to **MICHAEL DAVID ALLEN and MONIQUE MICHELLE ALLEN**, as joint tenants with right of survivorship (hereinafter called the "Grantees"), their interests in the following described real estate with right of survivorship, situated in Shelby County, Alabama, to wit:

BEGIN at the SW Corner of the SW ¼ of the SE ¼ of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°01'45"W a distance of 515.00'; thence N87°34'55"E a distance of 210.02'; thence S00°09'46"E a distance of 210.00'; thence N87°39'12"E a distance of 336.12'; thence S11°20'12"E a distance of 315.09'; thence S89°05'42"W a distance of 250.15'; thence S87°38'33"W a distance of 358.12' to the POINT OF BEGINNING. LESS AND EXCEPT and R.O.W. for Shelby County Highway 259.

Said Parcel containing 5.07 acres, more or less.

Reference is hereby made to Exhibit "A", constituting the heirship affidavit, pursuant to such the Grantors herein are vested with all right, title and interest in and to such property, for the purpose of this conveyance.

TO HAVE AND TO HOLD unto said GRANTEES in fee simple absolute, their heirs and assigns, forever, as joint tenants with right of survivorship. And said GRANTORS do for themselves, their successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that said Grantors are lawfully seized in fee simple their interests in said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons on this the 21 day of AUGUST, 2024.

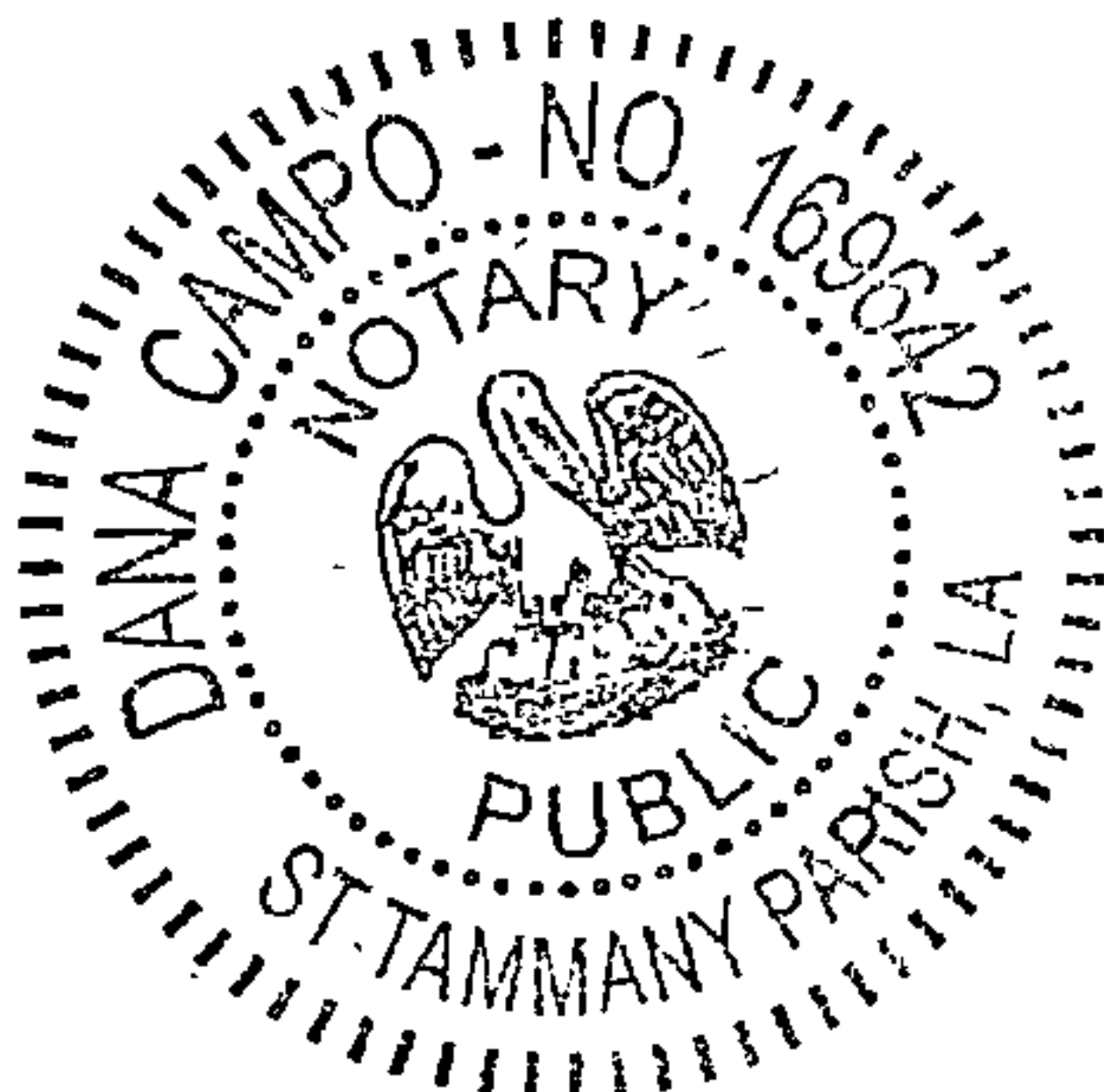

RONALD E. ALLEN (GRANTOR)

STATE OF LOUISIANA)
PARISH OF St. Tammany Parish)



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I, the undersigned, a Notary Public in and for said State and Parish, hereby certify that, RONALD E. ALLEN, 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 said conveyance, he has executed the same voluntarily on this 21 day of August, 2024.



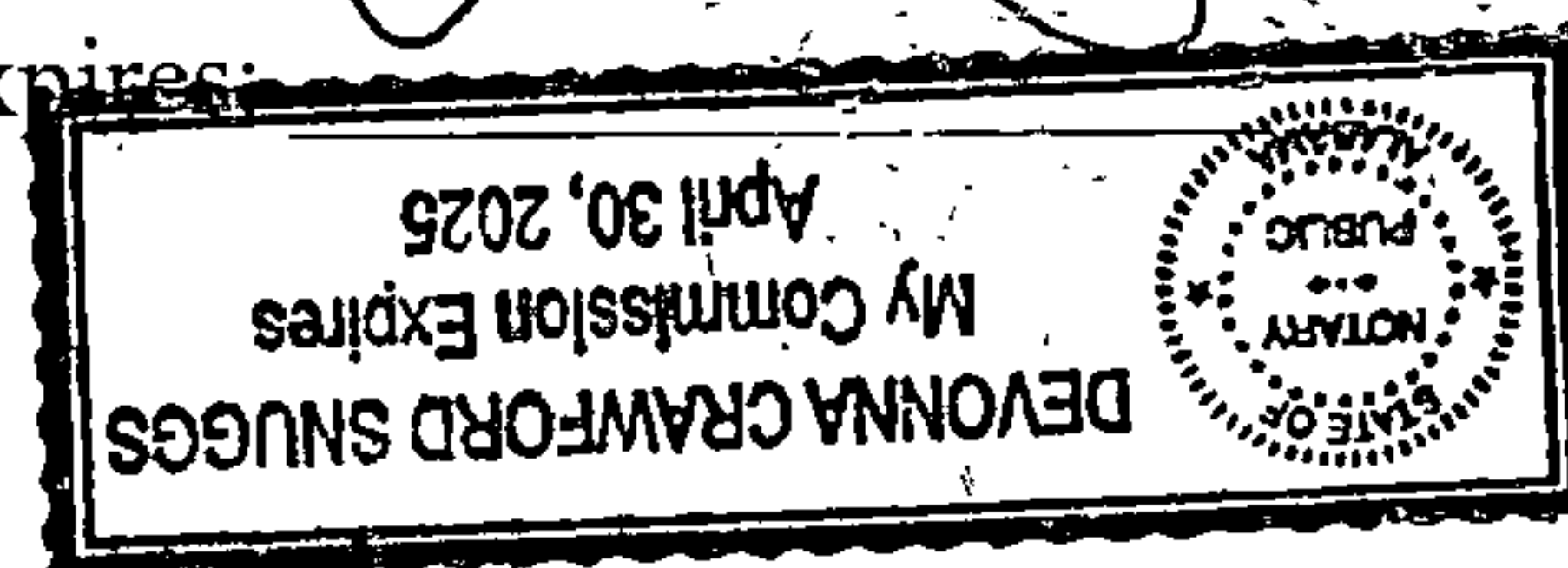
Dana Campo
 NOTARY PUBLIC My Commission is for Life
 My Commission Expires: _____

David R. Allen
 DAVID R. ALLEN (GRANTOR)

STATE OF ALABAMA)
 COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, DAVID R. ALLEN, 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 said conveyance, he has executed the same voluntarily on this 12th day of October, 2024.

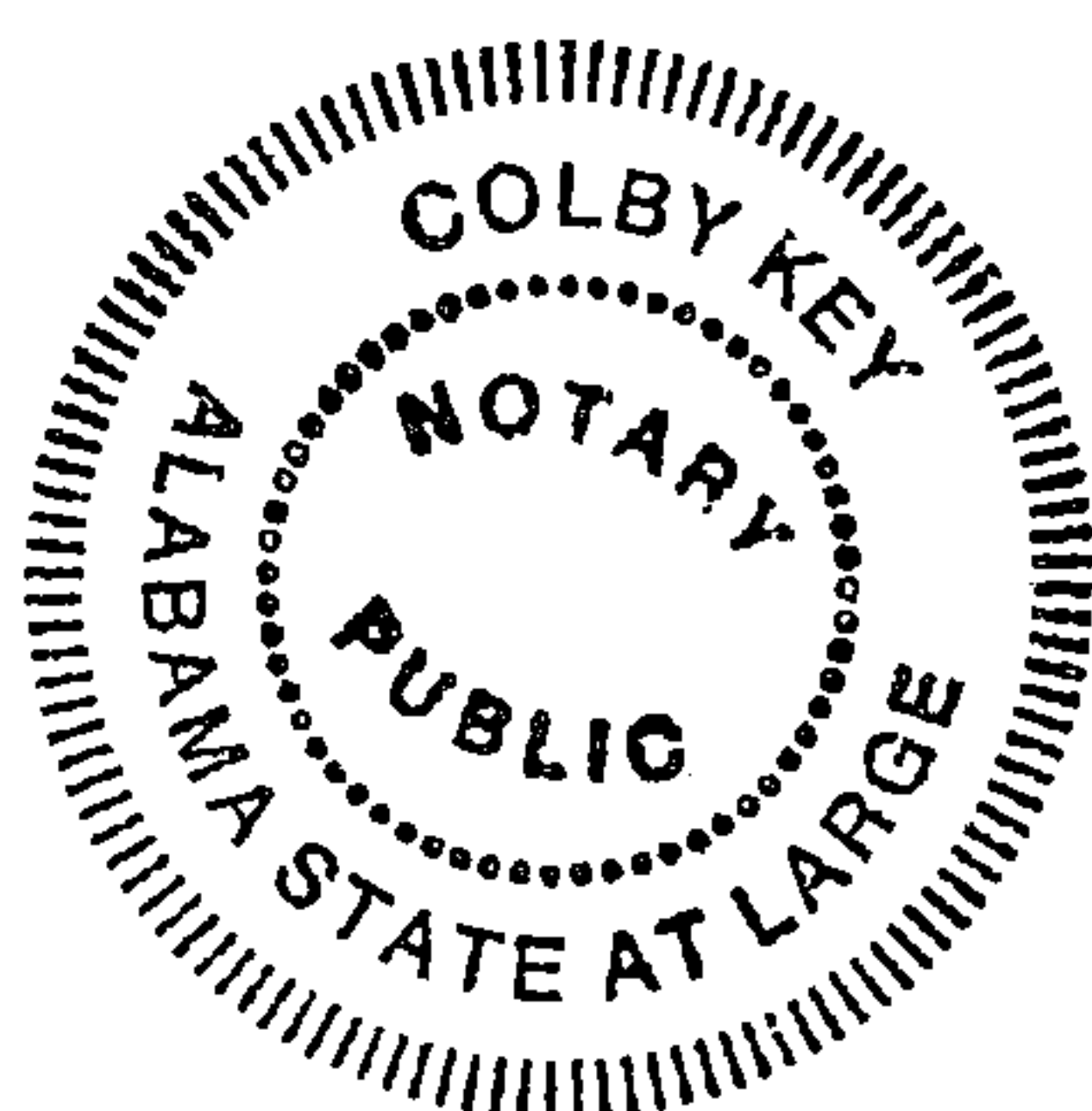
Devonna Crawford Snuggs
 NOTARY PUBLIC
 My Commission Expires: 5/30/2025



Donna Wyatt
 DONNA WYATT (GRANTOR)

STATE OF ALABAMA)
 COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, DONNA WYATT, 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 said conveyance, she has executed the same voluntarily on this 14th day of October, 2024.



Colby Key
 NOTARY PUBLIC
 My Commission Expires: 7/9/25

EXHIBIT "A"

STATE OF ALABAMA)
SHELBY COUNTY)



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AFFIDAVIT OF HEIRSHIP

COME NOW the Affiants herein, WILLIAM EPPERSON and SHANNON MADDOX, and after first being duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein. The Affiants were personally well acquainted with the Decedent during his live and are well acquainted with all those who would, under the laws of the State of Alabama, be his heirs.
2. That the Affiants are familiar with the personal history of Jesse David Allen, hereinafter referred to as the "Decedent."
3. Said Decedent died on or about October 22, 2023, while residing in Shelby County, Alabama. At the time of death, said Decedent was vested with all right, title and interest in and to certain real estate located within Shelby County, Alabama, hereinafter described as follows:

BEGIN at the SW Corner of the SW ¼ of the SE ¼ of Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°01'45"W a distance of 515.00'; thence N87°34'55"E a distance of 210.02'; thence S00°09'46"E a distance of 210.00'; thence N87°39'12"E a distance of 336.12'; thence S11°20'12"E a distance of 315.09'; thence S89°05'42"W a distance of 250.15'; thence S87°38'33"W a distance of 358.12' to the POINT OF BEGINNING. LESS AND EXCEPT and R.O.W. for Shelby County Highway 259.

Said Parcel containing 5.07 acres, more or less.

4. The Decedent died intestate.
5. The Decedent was single at the time of his death. The Decedent was previously married to Clara R. Allen who predeceased the Decedent more than eleven (11) years prior.
6. Affiants further state that the Decedent left surviving children as follows:

<u>Name of Child</u>	<u>Living or dead</u>	<u>Date of Death or Address</u>
Ronald E. Allen	Living	121 Garden Walk Drive Covington, LA 70433
David R. Allen	Living	109 Patriot Point Drive Montevallo, AL 35115
Donna Wyatt	Living	171 Hwy 259 Montevallo, AL 35115

Affiants further state the Decedent left no other children, either natural or adopted, otherwise than stated above. Furthermore, Affiants state that each of the above designated descendants or heirs hereinabove mentioned are over the ages of nineteen (19) and of sound mind.

7. All debts and charges against the estate of the above-designated Decedent have been paid and fully satisfied. Furthermore, the probate of the Decedent's estate is not anticipated.

William Epperson
William Epperson
6489 Hwy 10
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF Shelby)

William Epperson, of lawful age, being first duly sworn, upon his oath states that the information given in the above and forgoing affidavit is true to the personal knowledge of this Affiant.

Subscribed and sworn to before me this 14th day of October, 2024.

Paul P. Snow
Notary Public

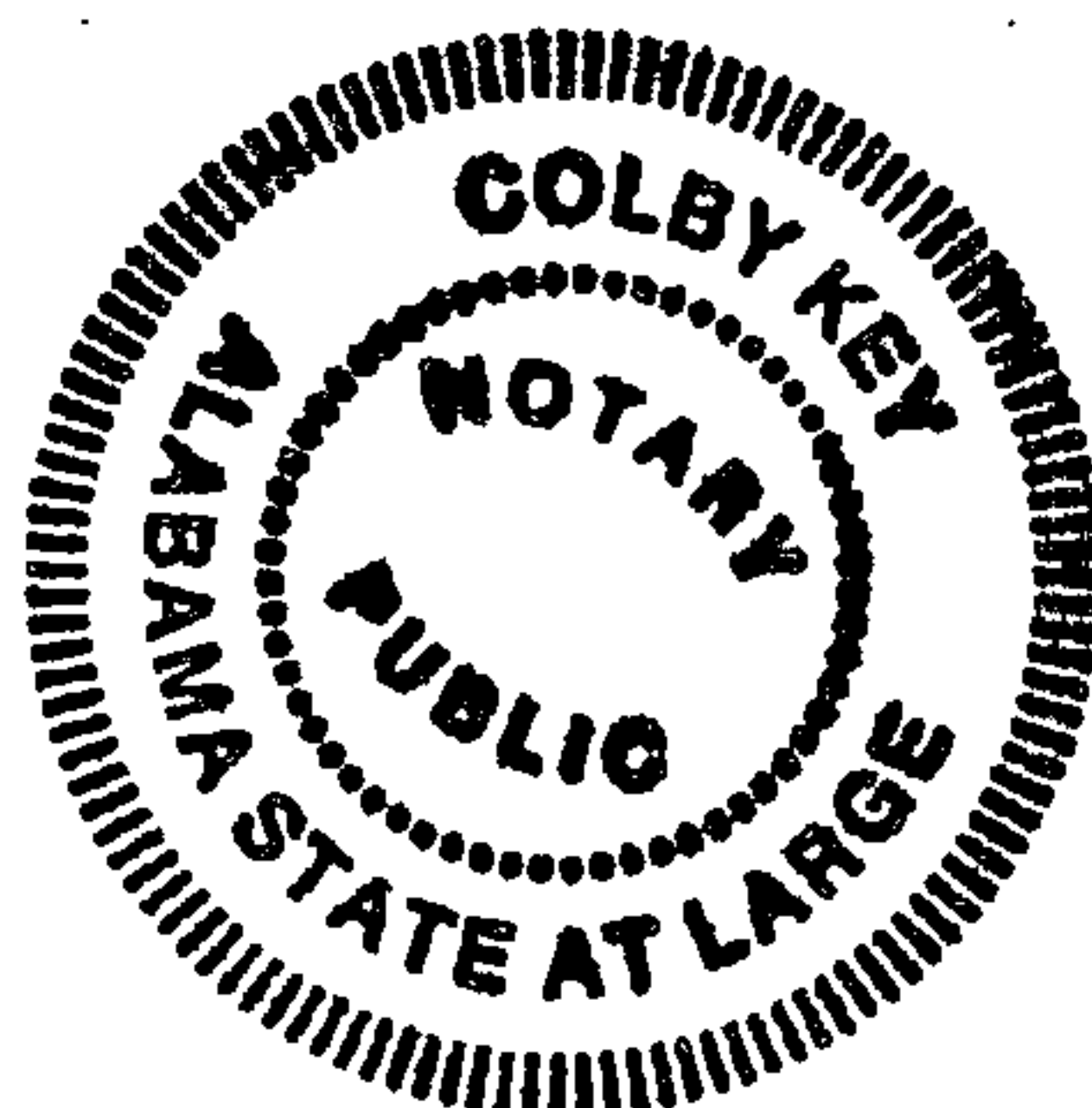
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Shannon D. Maddox
Shannon D. Maddox
78 Hwy 259
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF Shelby)

Shannon D. Maddox, of lawful age, being first duly sworn, upon her oath states that the information given in the above and forgoing affidavit is true to the personal knowledge of this Affiant.

Subscribed and sworn to before me this 31st day of October, 2024.



Colby Key
Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section



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Grantor's Name Ronald Allen, David Allen, Donna Wyatt
Mailing Address 171 Hwy 259
Montevallo, AL 35115

Grantee's Name Michael and Monique Allen
Mailing Address 171 Hwy 259
Montevallo, AL 35115

Property Address 171 Hwy 259
Montevallo, AL 35115

Date of Sale 08/15/2024
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 208,330.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Appraised Value
☐ 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 11/8/2024

Print Monique Allen Michael Allen

☒ Unattested

Sign M. Allen Michael Allen
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1