



20250117000018910 1/5 \$126.00  
Shelby Cnty Judge of Probate, AL  
01/17/2025 02:42:00 PM FILED/CERT

E-6142

This instrument was prepared by:

Justin Smitherman, Esq.  
Alabama Law Services, LLC  
173 Tucker Road, Suite 201  
Helena, AL 35080

Send tax notice to:

Bear Creek Lake, LLC  
164 Oak Street  
Camarillo, CA 93010

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS AND 00/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **JACK T. CARNEY, JR., AS TRUSTEE OF THE TODD DAVIE 2004 IRREVOCABLE TRUST DATED THE 20TH DAY OF AUGUST, 2004** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, an **Bear Creek Lake, LLC** (herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

**PARCEL I: E1/2 OF SE1/4; all that part of E1/2 of W172 of SE1/4 and all that part of NW1/4 of NW1/4 of SE1/4 lying South of center line of Highway 43, also known as Bear Creek Road; said land being located in Section 1, Township 19 South, Range | West; Shelby County, Alabama.**

**PARCEL 11: Commence at the SE corner of the SW1/4 of the SE1/4 of Section 1, Township 19 South, Range | West, Shelby County, Alabama; thence proceed West along the South boundary of said Section for a distance of 606.11 feet to the point of beginning. From this beginning point continue West along the South boundary of said Section 1 for a distance of 100 feet, thence turn an angle of 86 degrees 29 minutes 10 to the sight and proceed North for a distance of 586.89 feet ; thence turn an angle of 86 degrees 29 minutes to the left and proceed West for a distance of 100 feet; thence turn an angle of 93 degrees 31 minutes to the left and proceed South for a distance of 646.89 feet, thence turn an angle of 86 degrees 29 minutes to the left and proceed East for a distance of 200 feet; thence turn an angle of 93 degrees 31 minutes 10 to the left and proceed North for a distance of 60 feet to the point of beginning.**

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

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

Shelby County, AL 01/17/2025  
State of Alabama  
Deed Tax: \$92.00




20250117000018910 2/5 \$126.00  
Shelby Cnty Judge of Probate, AL  
01/17/2025 02:42:00 PM FILED/CERT

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, its successors assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **JACK T. CARNEY, JR., AS TRUSTEE OF THE TODD DAVIE 2004 IRREVOCABLE TRUST DATED THE 20TH DAY OF AUGUST, 2004** has caused these presents to be executed by Jack T. Carney, Jr., its Trustee, who is authorized to execute this conveyance, has hereto set its signature and seal, this 13<sup>th</sup> day of January, 2025.

**JACK T. CARNEY, JR., AS TRUSTEE OF THE TODD DAVIE 2004  
IRREVOCABLE TRUST DATED THE 20TH DAY OF AUGUST, 2004**

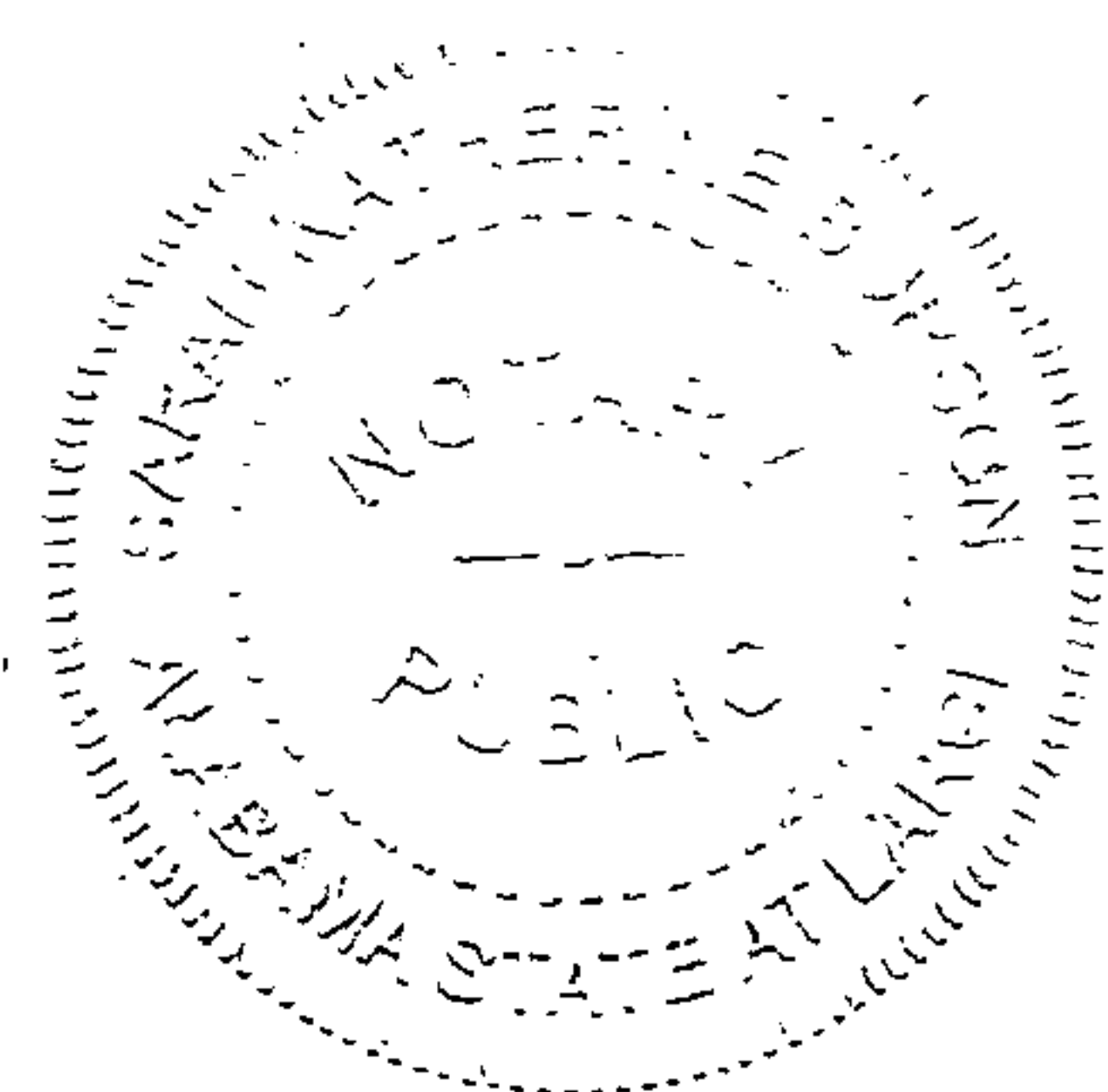
  
By: Jack T. Carney, Jr.  
Its: Trustee


**ACKNOWLEDGEMENT**

STATE OF Alabama )  
COUNTY Jefferson )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jack T. Carney, Jr. whose name as Trustee of **JACK T. CARNEY, JR., AS TRUSTEE OF THE TODD DAVIE 2004 IRREVOCABLE TRUST DATED THE 20TH DAY OF AUGUST, 2004** 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of January, 2025.



  
NOTARY PUBLIC  
My Commission Expires: 11/10/2025



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jack T. Carney, Trustee  
Mailing Address 3500 Colonnade Pkwy, Ste 100  
Birmingham, AL 35243

Grantee's Name Bear Creek Lake, LLC  
Mailing Address 164 Oak St  
Camarillo, CA 93010

Property Address 5362 Bear Creek Rd  
Sterrett, AL 35147

Date of Sale 1/13/2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 91,840.00

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 \_\_\_\_\_

☐ 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 any.

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 1/14/2025

Print Sarah Brunson

Unattested

Sign Sarah Brunson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20250117000018910 3/5 \$126.00  
Shelby Cnty Judge of Probate, AL  
01/17/2025 02:42:00 PM FILED/CERT





20250117000018910 4/5 \$126.00  
Shelby Cnty Judge of Probate, AL  
01/17/2025 02:42:00 PM FILED/CERT

**CERTIFICATION OF TRUST OF THE TODD DAVIE 2004 IRREVOCABLE TRUST  
DATED THE 20<sup>TH</sup> DAY OF AUGUST, 2004**


This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated August 20, 2004.
2. The Grantor of the trust is Todd Davie.
3. The Trust is irrevocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. Tax identification number for trust: 20-6290285
6. The current Trustee is: Jack T. Carney, Jr.  
  
Jack T. Carney, Jr.  
3500 Colonnade Parkway, Suite 100  
Birmingham, Alabama 35243
7. Item V of said Trust Agreement gives the Trustee the power to manage the assets of said Trust, including investing the assets of said Trust in diverse assets.
8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.
9. Title to trust property may be listed as: "Jack T. Carney, Jr., as Trustee of the Todd Davie 2004 Irrevocable Trust."
10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.
11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.



20250117000018910 5/5 \$126.00  
Shelby Cnty Judge of Probate, AL  
01/17/2025 02:42:00 PM FILED/CERT

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 8<sup>th</sup> day of October, 2024 and hereby affirm it constitutes a valid and accurate certification of such document.

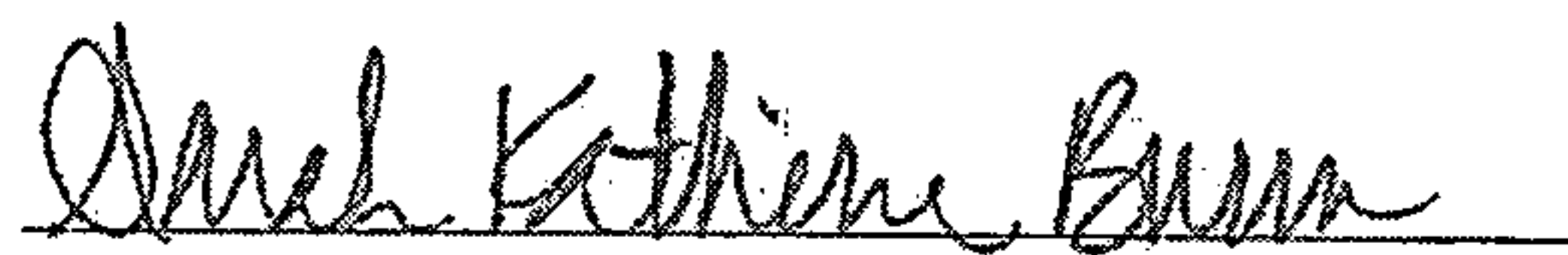
  
\_\_\_\_\_  
JACK T. CARNEY, JR., as Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by JACK T. CARNEY, JR., as Trustee, party hereto and was executed and acknowledged by him to be his free act and voluntary deed.

Given under my hand and official seal this the 8<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
(Signature of Person Taking  
Acknowledgment)

My commission expires: 11/10/2025

