

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Donald Ray Allinder Jr
40 Nolen Street
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **EIGHT HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (890,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Frances Jo Ann Denney, Trustee of Frances Jo Denney Revocable Trust

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Donald Ray Allinder Jr

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 18-15, according to the Final Plat of Mt. Laurel - Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

AND

A part of lot 18-15A according to the survey of Mt. Laurel-Phase III, Resurvey of Lots 18-15 & 18-16as recorded in Map Book 43, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama and situated in the NE 1/4 of Sections 3, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at the Northeast lot corner of Lot 18-15A according to the survey of Mt Laurel-Phase III, Resurvey of Lots 18-15 & 18-16 as recorded in Map Book 43, Page 92 an run in a Southeasterly direction along the common lot line of lots 18-15A and 18-16A for a distance of 82.93 feet; thence turn a deflection angle to the right of 8°33'34" and continue in the a Southerly direction along said common lot line for a distance of 31.97 feet to the Southeast lot corner of said lot 18-15A, said lot corner lying on a curve to the left having a radius of 649.53 feet and a central angle of 0°35'31" thence turn a deflection angle to the right of 90°00'00" (angle measured to tangent) and run along said curve for a distance of 6.71 feet; thence turn a deflection angle to the right of 87°45'46" (angle measured from tangent) and run in a Northwesterly direction for a distance of 114.14 feet to the POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 30th day of January, 2025.

Frances Jo Denney Revocable Trust dated

Frances Jo Ann Denney
Frances Jo Ann Denney, Trustee

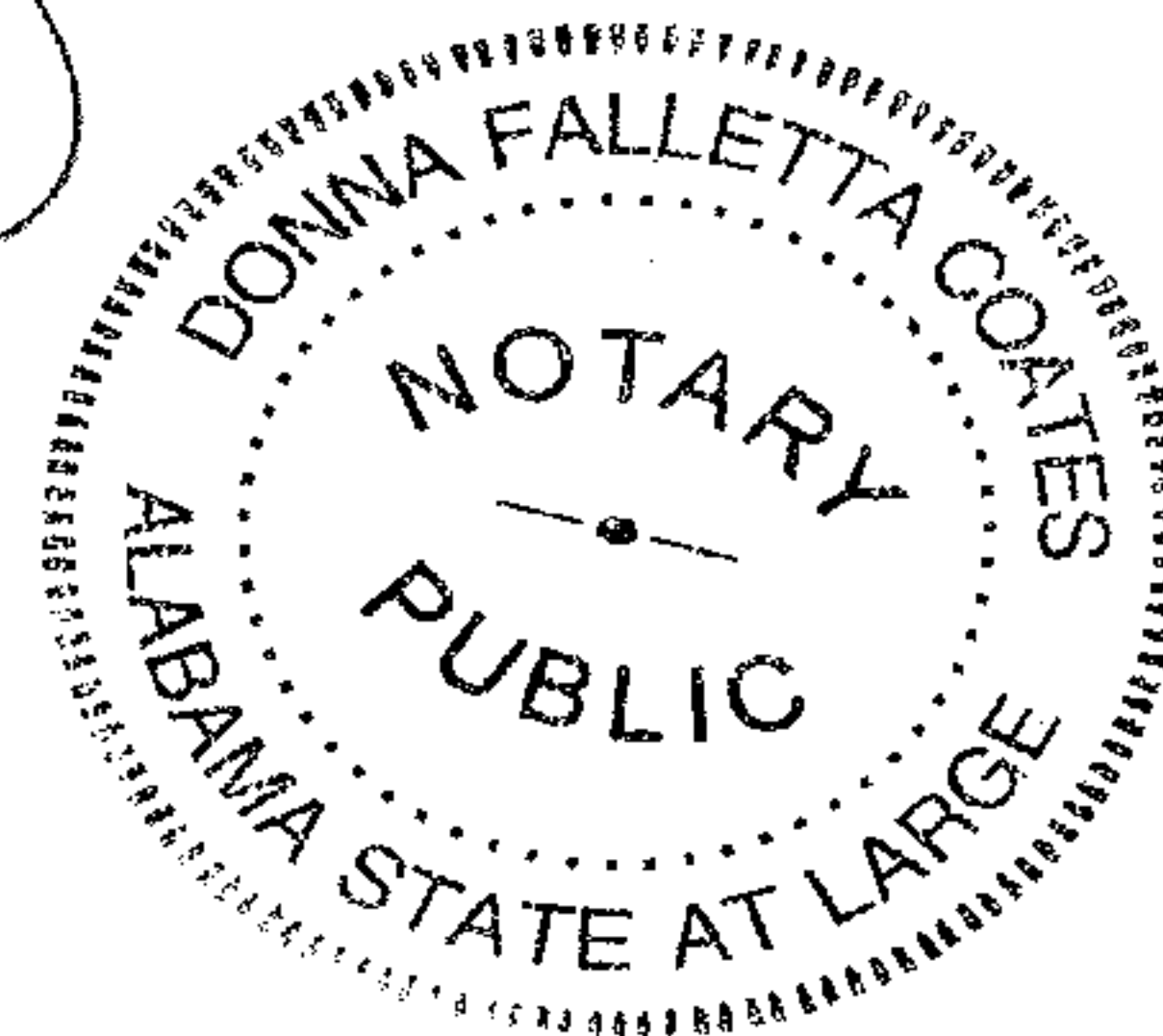
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frances Jo Ann Denney, Trustee of Frances Jo Denney Revocable Trust**, 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, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 30th day of January, 2025.

Donna Falletta Coates
Notary Public

My Commission Expires: 09.03.2025



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

Grantor's Name	Frances Jo Ann Denney, Trustee of Frances Jo Denney Revocable Trust	Grantee's Name	Donald Ray Allinder, Jr
Mailing Address	404 Grayson Way Chelsea, AL 35043	Mailing Address	1161 West Hewett Road Santa Rosa Beach, FL 32459
Property Address	40 Nolen Street Birmingham, AL 35242	Date of Sale	01/30/2025
		Total Purchase Price	\$890,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 01/30/2025

☒ Unattested

(verified by)

Print Shannon Anderson

Sign Shannon Anderson
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2025 11:28:56 AM
\$918.00 PAYGE
20250131000030760

Form RT-1

Allen S. Bayl