

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, ROBERT DAVID DUMAS and PAMELA KAY DUMAS, a married couple (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY unto MARY C. DUMAS and JUSTIN D. DUMAS, as TRUSTEES of THE ROBERT DUMAS AND PAMELA DUMAS IRREVOCABLE TRUST DATED 1/31/2025 (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 31, in Butte Woods Ranch Addition to Altadena Valley as recorded in Map Book 5, Page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to any easements, current taxes, restrictions, reservations, set-back lines and rights of way, if any of record, and:

Building setback line of 35 feet reserved from Butte Woods Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the East and West sides and a 10 foot easement on the North.

Restrictions, covenants, and conditions as set out in instrument recorded in Deed Book 240 page 89 and Deed Book 232 page 296 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 238 page 96, Deed Book 218 page 21, Deed Book 218 page 51, and Deed Book 218 page 381 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 234 page 481 and Deed Book 232 page 724 in Probate Office of Shelby County, Alabama.


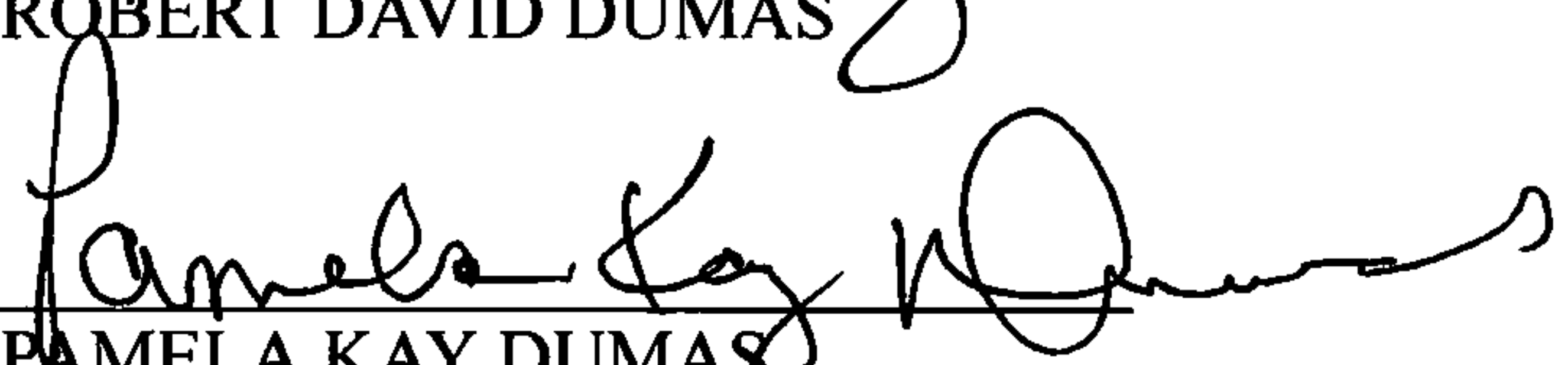
Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto, including rights conveyed in Deed Book 4 page 542 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided; that they have good right to sell and convey the same to the said Grantee, its successors and assigns, and that Grantor will warrant and defend the premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

1. **Grantor's Address:** Robert D. Dumas and Pamela K. Dumas, 2620 Buttewoods Dr., Birmingham, AL 35242.
2. **Grantee's Address:** The Robert Dumas and Pamela Dumas Irrevocable Trust dated 1/31/2025, 2620 Buttewoods Dr., Birmingham, AL 35242.
3. **The Property conveyed hereby is:** 2620 Buttewoods Dr., Birmingham, AL 35242.
4. **The Date of Conveyance is:** January 31, 2025.
5. **The Tax Appraised Value is:** \$548,920.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of January 2025.

GRANTOR:

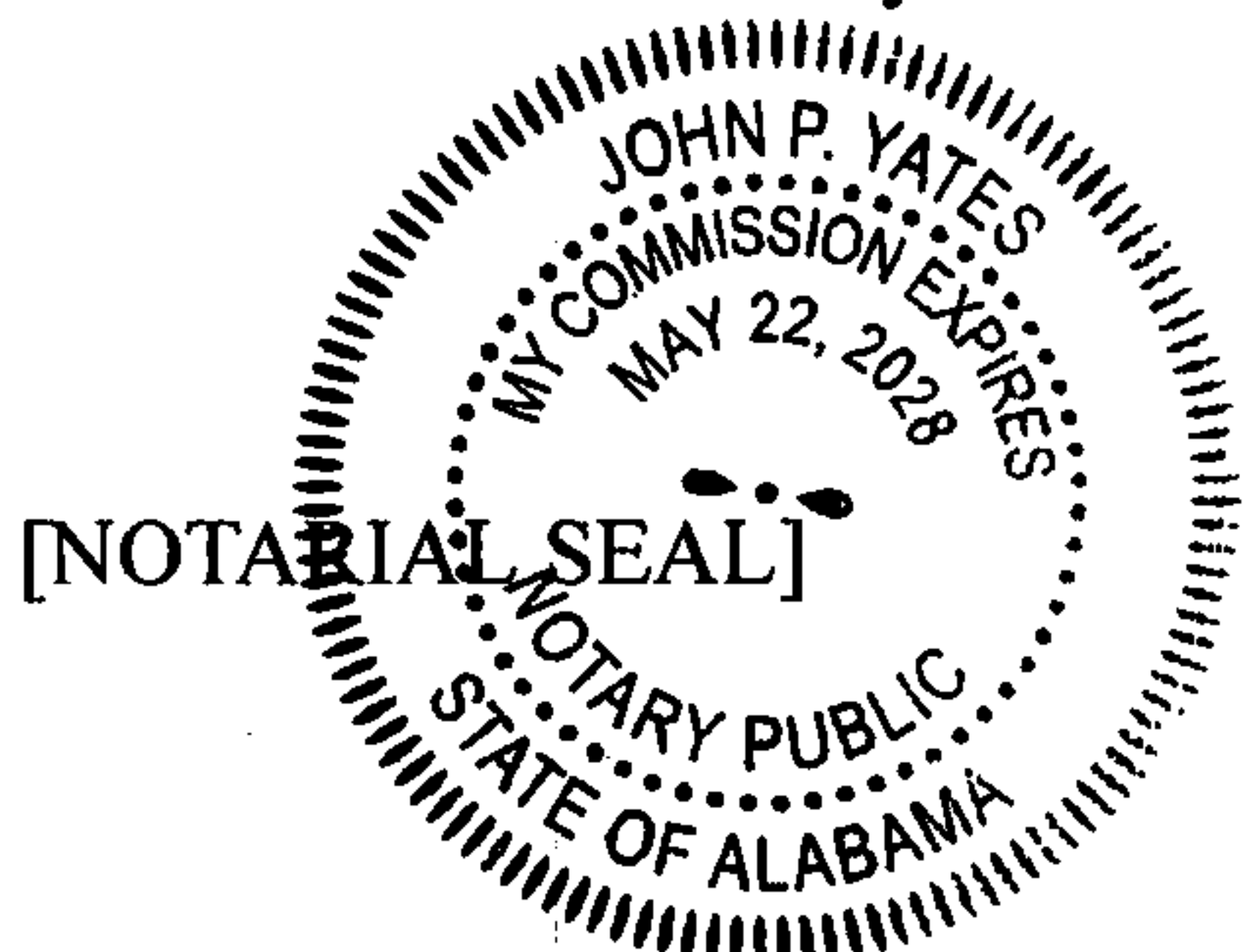
  
 ROBERT DAVID DUMAS  
  
 PAMELA KAY DUMAS

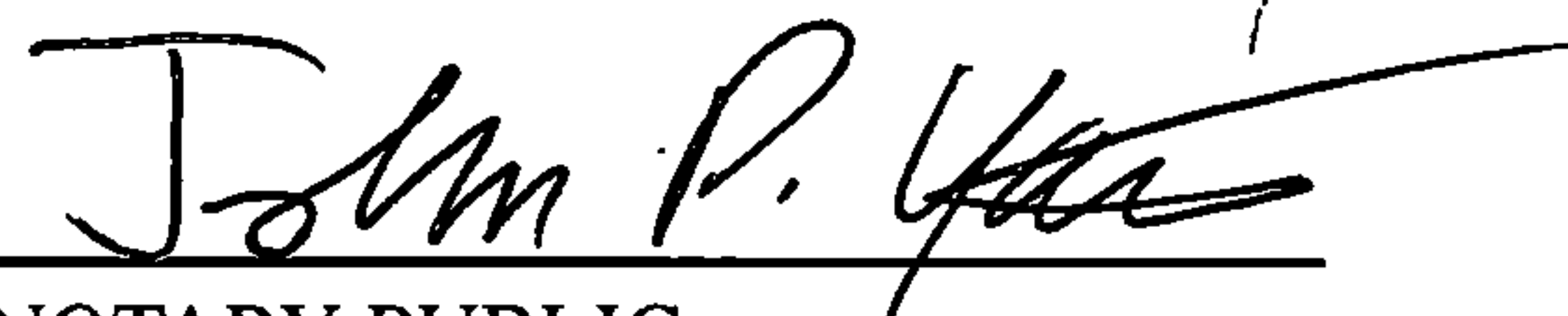
STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert David Dumas and Pamela Kay Dumas whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, as of 17<sup>th</sup> day of February, 2025



  
 NOTARY PUBLIC

My Commission Expires: 5-22-2028

This Deed prepared by:  
 John P. Yates  
 Yates Anderson LLC  
 2320 Highland Ave. S., Ste. 290B  
 Birmingham, AL 35205



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/19/2025 02:22:47 PM  
 \$575.00 JOANN  
 20250219000049340

*Allen S. Bayl*