

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ALLEN FAMILY REVOCABLE LIVING TRUST DATED APRIL 2, 2025
P.O. BOX 37
VINCENT, ALABAMA 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20250407000102280 1/3 \$298.00
Shelby Cnty Judge of Probate, AL
04/07/2025 08:21:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, TERRY T. ALLEN and GENYE L. ALLEN, husband and wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto ALLEN FAMILY REVOCABLE LIVING TRUST DATED APRIL 2, 2025, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest corner of the SW 1/4 of NE 1/4, Section 26, Township 18, Range 2 East, thence East 200 feet to a point; thence North 315 feet to a point; thence East to a point 420 feet due West of the West right-of-way line of Shelby County Highway No. 59; being the point of beginning of the lot herein excepted; thence run East along said line 420 feet to a point on the West right-of-way line of said Shelby County Highway No. 59; thence run in a Northerly direction along the West right-of-way line of said Shelby County Highway No. 59 a distance of 654 feet to a point; thence run in a Northwesterly direction, perpendicular to said West right-of-way line of Shelby County Highway No. 59 a distance of 100 feet to a point, run thence in a Southwesterly direction to the point of beginning.

SUBJECT TO:


1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.


TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/07/2025
State of Alabama
Deed Tax: \$270.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of April, 2025.

 (L.S.)
TERRY T. ALLEN

 (L.S.)
GENYE L. ALLEN

STATE OF ALABAMA
COUNTY OF Shelby

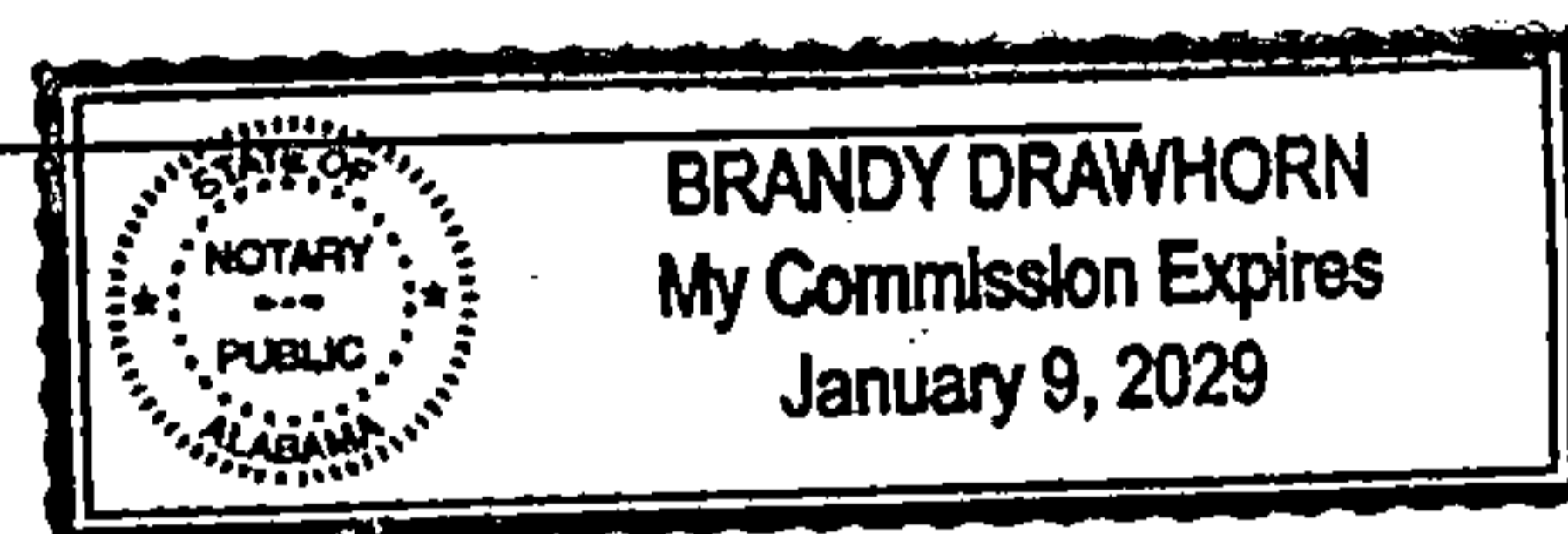


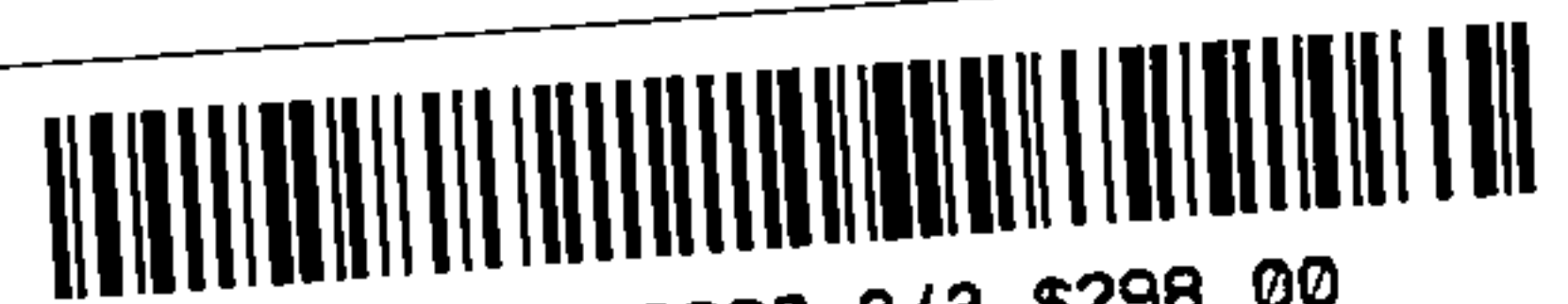
20250407000102280 2/3 \$298.00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY T. ALLEN and GENYE L. ALLEN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2025.


Notary Public
My Commission Expires:





20250407000102280 3/3 \$298.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
TERRY T. ALLEN and GENYE L. ALLEN

Mailing Address:
P.O. BOX 37
VINCENT, ALABAMA 35178

Property Address:
491 HIGHWAY 59
VINCENT, ALABAMA 35178

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

Grantee's name:
ALLEN FAMILY REVOCABLE LIVING
TRUST DATED APRIL 2, 2025

Mailing Address:
P.O. BOX 37
VINCENT, ALABAMA 35178

Date of Sale: APRIL 2, 2025
Total Purchase Price: \$

or
Actual Value
or
Assessor's Market Value \$269,610.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other TAX ASSESSOR