

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Alfred Danny Sanspree
and Mary Jean Sanspree
5223 Cahaba Valley Cove
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ALFRED DANNY SANSPREE AND WIFE, MARY JEAN SANSPREE

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

DANNY SANSPREE, MARY JEAN SANSPREE, CHRISTOPHER EUGENE SANSPREE AND MICHAEL CLARK SANSPREE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SANSPREE LIVING TRUST, DATED APRIL 04, 2025, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4 day of April, 2025.

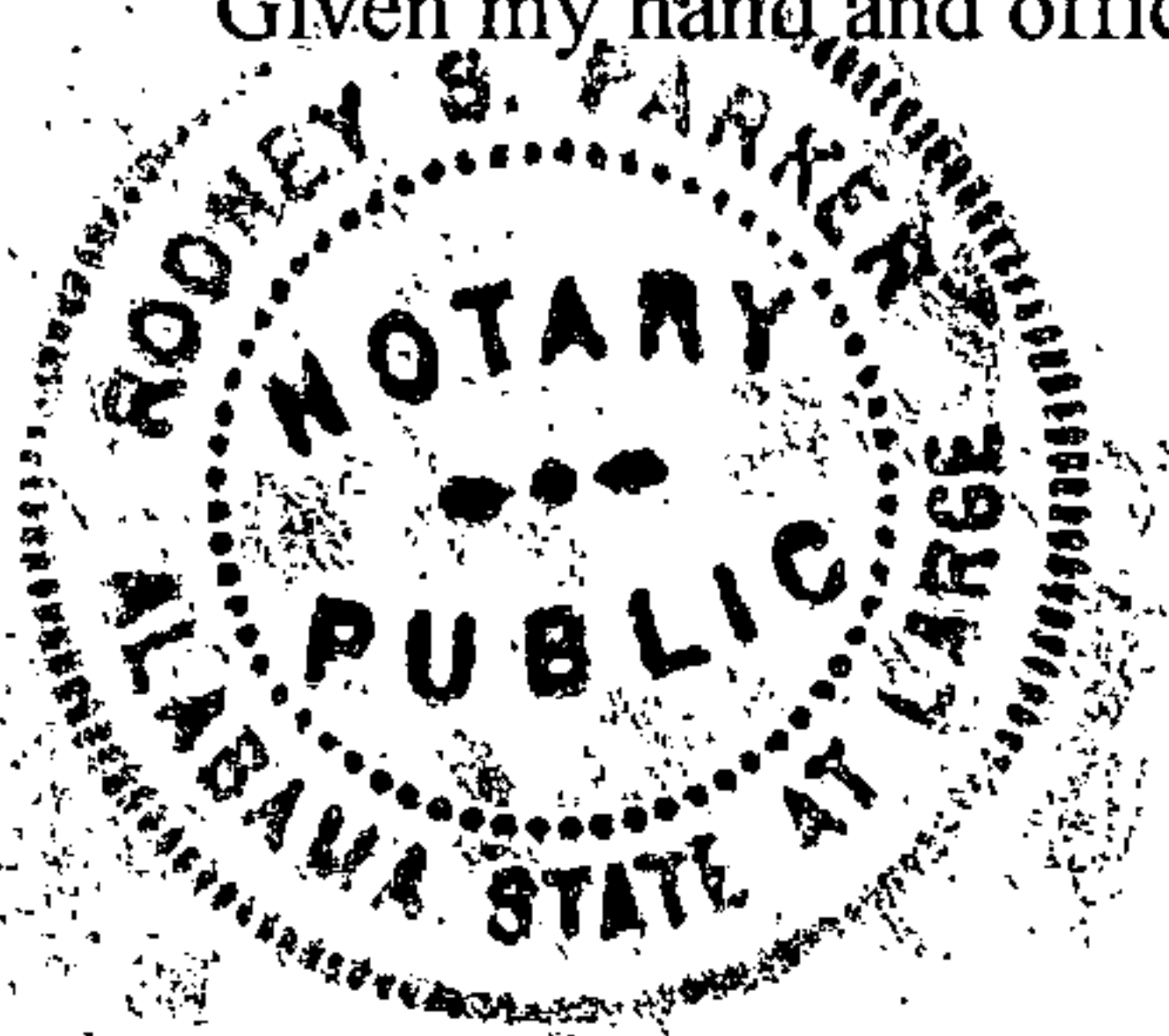
ALFRED DANNY SANSPREE

MARY JEAN SANSPREE

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

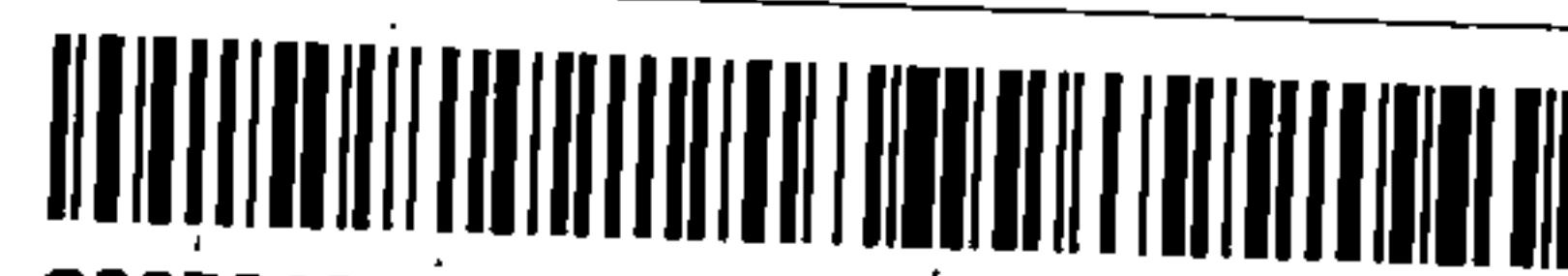
I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Sanspree Living Trust, dated April 4, 2025, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 4 day of April, 2025.



Notary Public
My Commission Expires: 11-27-2027

Exhibit A


20250421000117350 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
04/21/2025 11:26:55 AM FILED/CERT

Tract 4

A tract of land situated in the NW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 333.50 to the point of beginning; then continue along same course a distance of 215.17 feet; then turn an angle to the left of 90° and run in a Southerly direction a distance of 210 feet; then turn an angle to the left of 90° and run in a Easterly direction a distance of 215.17 feet; then turn an angle to the left of 90° and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.0372 Acres, more or less.

Tract 5

A tract of land situated in the NW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 548.67 feet to the point of beginning; then continue along same course a distance of 247.31 feet; then turn an angle to the left of 91°-56'-58" and run in a Southerly direction a distance of 337.52 feet; then turn an angle to the left of 50°-41'-06" and run in a Southeasterly direction a distance of 85.46 feet; then turn an angle to the left of 84°-13'-39" and run in a Northeasterly direction a distance of 245.56 feet; then turn an angle to the left of 43°-08'-17" and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.7656 Acres, more or less.

AND: A 20-foot-wide easement for ingress and egress lying 10 feet on either side of the centerline, said centerline being described as follows:

Part of the NW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NE corner of said NW 1/4 of NW 1/4 of said Section 13, run in a Westerly direction along the north line of said 1/4 - 1/4 section for a distance of 333.50 feet to an existing #4 iron rebar; thence turn an angle to the left of 89°-58'-17" and run in a southerly direction for a distance of 210.51 feet to an existing #4 iron rebar; thence turn an angle to the right of 90°-05'-39" and run in a westerly direction for a distance of 74.49 feet to the point of beginning; thence turn an angle to the left of 137°-18'-13" and run in a southeasterly direction for a distance of 41.16 feet; hence turn an angle to the left of 1°-1'-53" and run in a southeasterly direction for a distance of 26.52 feet; thence turn an angle to the left of 5°-42'-01" and run in a southeasterly direction for a distance of 29.91 feet; thence turn an angle to the right of 4°-34'-17" and run in a southeasterly direction for a distance of 26.32 feet; thence turn an angle to the left of 06°-04'-25" and run in a southeasterly direction for a distance of 30.37 feet; thence turn an angle to the left of 40°-12'-50" and run in a southeasterly direction for a distance of 29.42 feet; thence turn and angle to the right of 42°-53'-01" and run in a southeasterly direction for a distance 30.53 feet; thence turn an angle to the right of 32°-09'-19' and run in a southerly direction for a distance of 36.05 feet, more or less, to a point on the northerly right-of-way of line Cahaba Valley Cove Road, being the point of end.

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Aldred Danny Sanspree and Mary Jean Sanspree
MAILING ADDRESS: 5223 Cahaba Valley Cove
Birmingham, AL 35242
PROPERTY ADDRESS: 5223 Cahaba Valley Cove
Birmingham, AL 35242

GRANTEE NAME(S): Sanspree Living Trust, dated April 4, 2025
MAILING ADDRESS: 5223 Cahaba Valley Cove
Birmingham, AL 35242

DATE OF SALE: 4-4-2025
TOTAL PURCHASE PRICE: \$ 10,000.00

OR

ACTUAL VALUE: \$ _____

OR

ASSESSOR'S MARKET VALUE \$ _____



20250421000117350 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
04/21/2025 11:26:55 AM FILED/CERT

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 4-4-2025

Print: Aldred Danny Sanspree

Unattested
(verified by)

Sign: Aldred Danny Sanspree
(Grantor/Grantee/Owner/Agent)