



20250429000126580 1/3 \$218.50
Shelby Cnty Judge of Probate, AL
04/29/2025 09:01:19 AM FILED/CERT

SEND TAX NOTICE TO:
MICHAEL S. OSBORN and PAMELA M. OSBORN, as co-Trustees
THE OSBORN REVOCABLE LIVING TRUST
150 Posawi Cir.
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:
Nicholas V. Caulder, Esq.
Caulder & Gray, LLC
1950 Stonegate Drive, Ste. 240
Vestavia Hills, AL 35242

**THE PREPARATION OF THIS DOCUMENT DOES NOT CONSTITUTE AN EXAMINATION OF TITLE
AS TO THE PROPERTY DESCRIBED HEREIN. THE PREPARER OF THIS DEED MAKES NO
GUARANTEES CONCERNING EITHER THE ACCURACY OF THIS DESCRIPTION OR THE
OWNERSHIP OF THIS PROPERTY:
LEGAL DESCRIPTION PROVIDED BY GRANTOR(S)**

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, and other valuable consideration to the grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **MICHAEL S. OSBORN** and **PAMELA M. OSBORN**, a married couple (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **MICHAEL S. OSBORN** and **PAMELA M. OSBORN**, as co-Trustees of **THE OSBORN REVOCABLE LIVING TRUST** dated April 21, 2025 (hereinafter referred to as Grantee) with Grantors **MICHAEL S. OSBORN** and **PAMELA M. OSBORN** retaining a life estate, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Indian Highlands, Third Addition, as shown by Map Recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

THIS CONVYANCE IS MADE SUBJECT TO: any and all covenants, restrictions, reservations, easements and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

THIS CONVEYANCE transfers to Grantee a remained interest only. Grantors **MICHAEL S. OSBORN** and **PAMELA M. OSBORN** hereby reserve a life estate in the lands herein described so long as he shall live.

Shelby County, AL 04/29/2025
State of Alabama
Deed Tax: \$187.50



TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever, with all singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee.

GRANTOR does for myself and my heirs, personal representatives, executors and assigns, covenant with said GRANTEE, its successors and assigns, that Grantor are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that Grantor have a good right to sell and convey the same as aforesaid; that Grantor will, and our heirs and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

[] The property herein conveyed **is not** part of the homestead of Grantor as the term “homestead” is defined and used in Alabama Code Sections 6-10-2, 3 (1975) as amended, or

☐ The property herein conveyed **is** part of the homestead of Grantor.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove-described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, I have hereunto set my hand and seal effective as of the 21 day
of April, 2025


MICHAEL S. OSBORN (Grantor)


PAMELA M. OSBORN (Grantor)

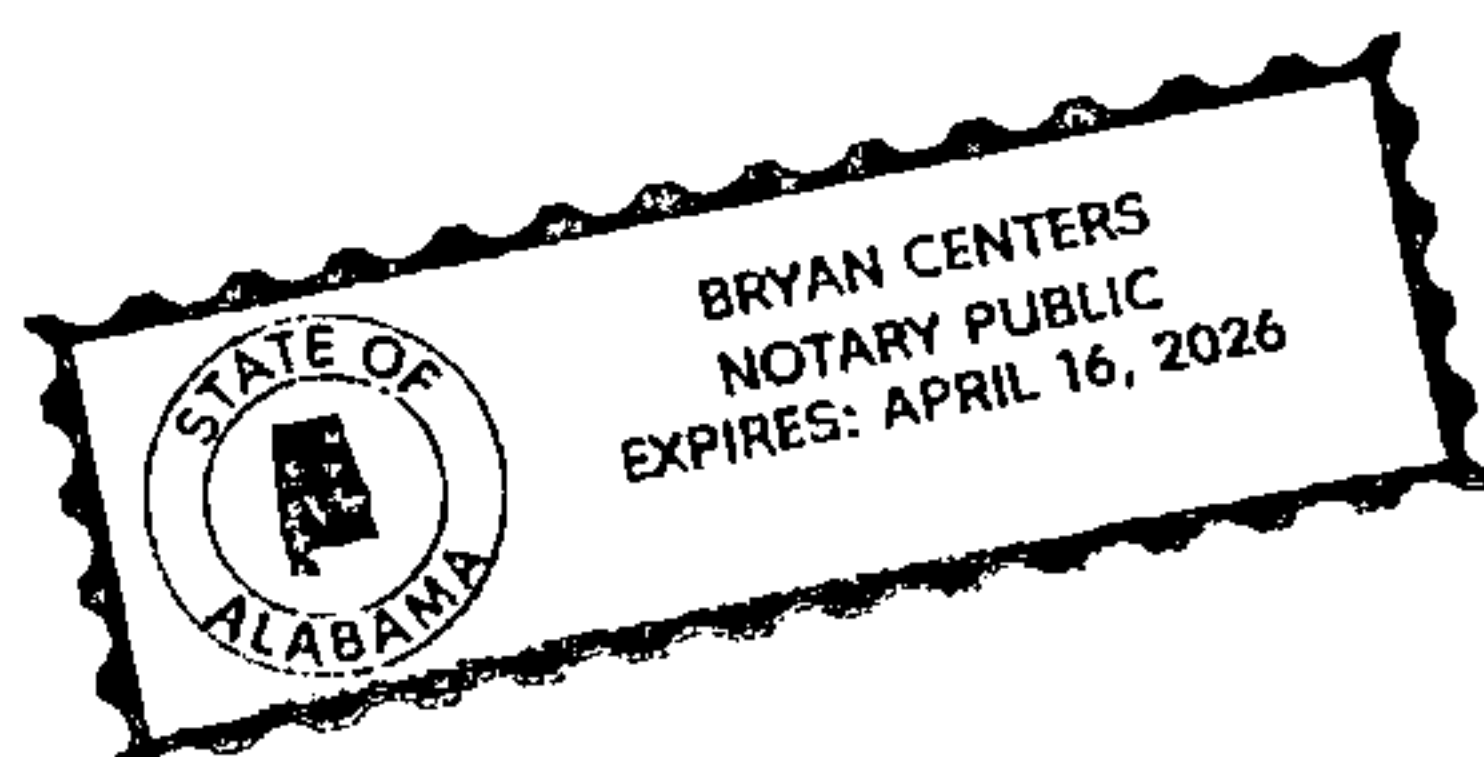
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MICHAEL S. OSBORN** and **PAMELA M. OSBORN**, a married couple, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2020.

(SEAL)

Notary Public
Commission Expires: 4/11/26





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Michael S. Osborn
Mailing Address Pamela M. Osborn
150 Posawi Circle
Montevallo, AL 35115

Grantee's Name The Osborn Revocable Living Trust
Mailing Address 150 Posawi Circle
Montevallo, AL 35115

Property Address Parcel 27 5 21 1 001 061.000
150 Posawi Circle
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 187,200.00

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 2024 Tax Statement
☐ 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 4/21/25

Print Michael S. Osborn

Unattested

[Signature]
(verified by)

Sign Michael S Osborn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1