

This document prepared by:
Katherine N. Barr, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: 20210413000183620

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Glenda Sandlin Brock, Trustee
Glenda Sandlin Brock Management Trust
8021 Annika Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

GLENDASANDLIN BROCK, an unmarried woman,
whose mailing address is **8021 Annika Drive, Hoover, AL 35244**

(hereinafter referred to as "Grantor"), in hand paid by

**GLENDASANDLIN BROCK, OR ANY SUCCESSOR(S),
AS TRUSTEE OF THE GLENDASANDLIN BROCK
MANAGEMENT TRUST DATED May 21, 2025, AS AMENDED AND/OR RESTATED**
whose mailing address is **8021 Annika Drive, Hoover, AL 35244**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property", having a **property address of 8021 Annika Drive, Hoover, AL 35244**, and an **Assessor's Market Value of \$528,400.00** as can be verified by the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 13-2-04-4-002-006.000), to-wit:

**Lot 4006, according to the Survey of Abingdon by the River, Phase 1, as recorded in
Map Book 52, Page 66 in the Probate Office of Shelby County, Alabama.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by a Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of Grantee, in fee simple forever. Grantor hereby covenants and agrees with Grantee and its successors and assigns that Grantor and Grantor's heirs and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

NOTE: The Property conveyed hereby to Grantee is specifically conveyed to Grantee in Grantee's fiduciary capacity, to have, hold, maintain and distribute as a part of the "trust", also sometimes called the "trust estate," created under the terms of that certain trust agreement entered into by Glenda Sandlin Brock, as Grantor and Trustee, known as the Glenda Sandlin Brock Management Trust dated MAY 21, 2025, and as the same may be further amended and/or restated at any time or from time to time (said trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement"), for the benefit of the beneficiary(ies) thereof as provided therein.

NOTE: The Property conveyed hereby **IS and will remain** the homestead of the Grantor, who is an unmarried woman.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has hereto set Grantor's hand and seal this 21 day of May, 2025.

Grantor:

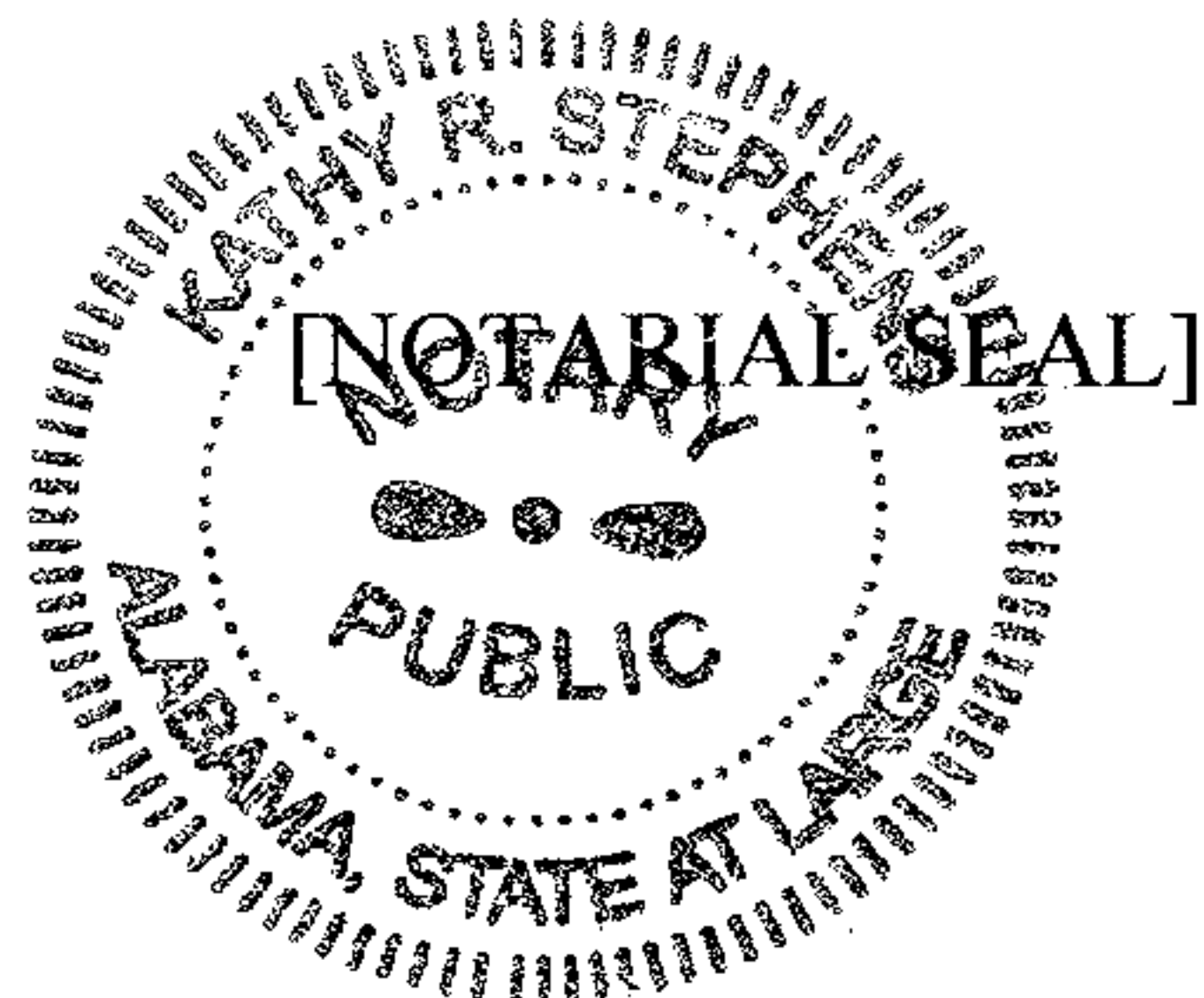
Glenda Sandlin Brock
Glenda Sandlin Brock

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Glenda Sandlin Brock, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2025.

Kathy R. Stephens
Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 23, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2025 08:24:01 AM
\$556.50 PAYGE
20250523000157730

Alli S. Beyl