



20250609000175460 1/3 \$357.00
Shelby Cnty Judge of Probate, AL
06/09/2025 09:52:27 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTOR

SEND TAX NOTICE TO:

Timothy R. Taylor
Trustee of the 2111 Red Oak Road Irrevocable Living Trust
22324 Antebellum Lane
McCalla, AL 35111

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **TIM TAYLOR, SR.**, (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged, said Grantor GRANTS, BARGAINS, TRANSFERS, and CONVEYS to **TIMOTHY R. TAYLOR AS TRUSTEE OF THE 2111 RED OAK ROAD IRREVOCABLE LIVING TRUST** (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 12B, according to the Amended Survey of Red Oaks Farms Resurvey 3, as recorded in Map Book 48, page 57, in the Office of Probate Judge of Shelby County, Alabama.

Also: A 60' Easement for ingress and egress and utilities depicted on Map Book 48, Page 57.

Subject to existing mortgages, liens, easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Address of Property: 2111 Red Oak Road, Helena, Alabama 35080.

TO HAVE AND TO HOLD unto said Grantee, and its heirs, assigns and beneficiaries, forever.

AND said Grantor does for the Grantors and his heirs, executors, and administrators covenant with said Grantee, and its heirs and assigns, that the Grantor is lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that the Grantor has good right to convey the same aforesaid; that said Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

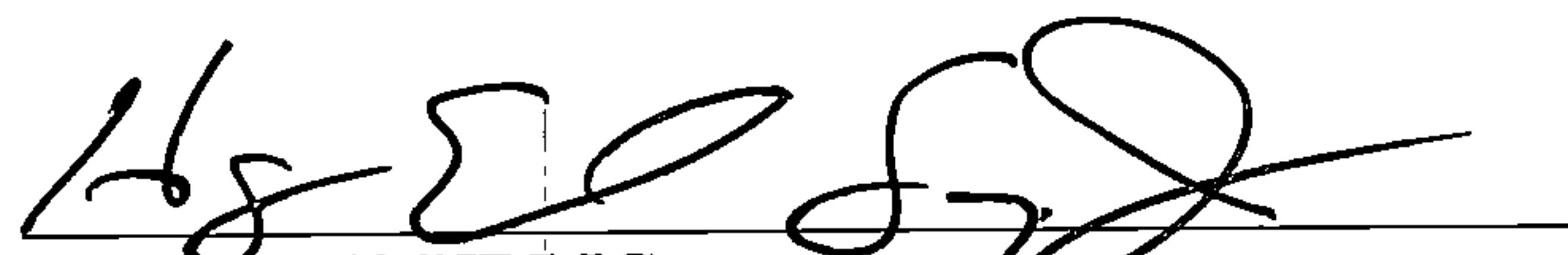
IN WITNESS WHEREOF, I, the undersigned Grantor have set my hand and seal on this the 6 day of June, 2025.



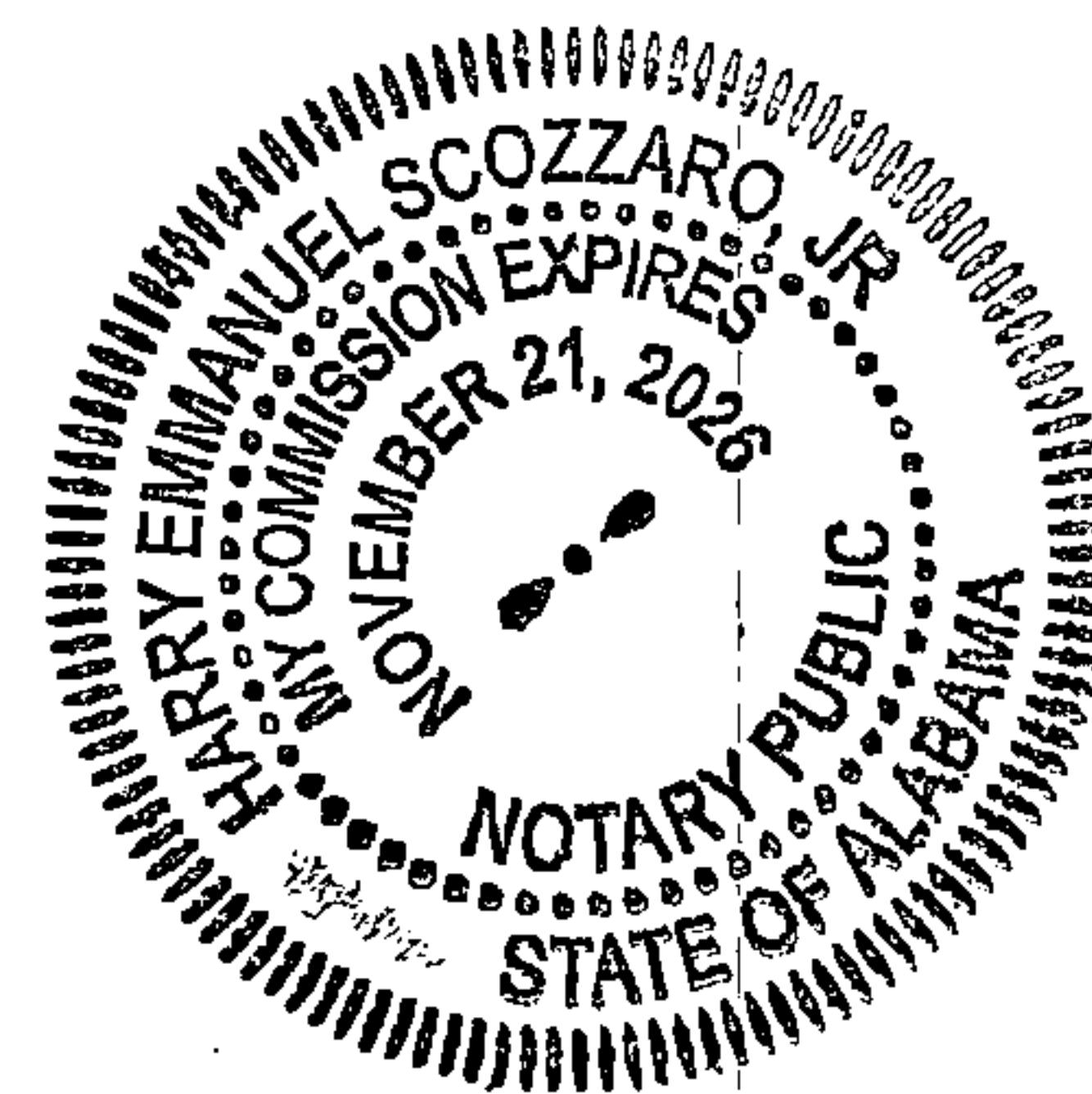
TIM TAYLOR, SR.
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said County, in said State, personally appeared TIM TAYLOR, SR. whose name is signed to the foregoing conveyance and who is known to me, acknowledged on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on this 6 day of June, 2025.



NOTARY PUBLIC
My Commission Expires: 11/21/26



Document prepared by:
H. Emmanuel Scozzaro, Jr., Esq.
Scozzaro Law, LLC
600 Creekside Court
Helena, Alabama 35080

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Tim Taylor
22324 Antebellum Ln
McCalla, AL 35111

Grantee's Name
Mailing Address

2111 Red Oak Ln Irrevocable
Living Trust
22324 Antebellum Ln
McCalla, AL 35111

Property Address

2111 Red Oak Ln
Helena, AL 35080

Date of Sale 6/6/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 328,610.00


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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 Tax Assessor

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 6/9/25

Unattested

(verified by)

Print

Elizabeth H. Mason

Sign



(Grantor/Grantee/Owner/Agent) circle one