

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:
Glen Warren Duncan
and Betty Riley Duncan
1065 Eagle Nest Circle
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,

GLEN WARREN DUNCAN AND WIFE, BETTY RILEY DUNCAN

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

GLEN W. DUNCAN AND BETTY R. DUNCAN, TRUSTEES, OR THEIR SUCCESSORS
IN TRUST, UNDER THE G AND B TRUST, DATED OCTOBER 27, 2015, 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:

Lot B-80, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 2B, as recorded in Map Book 54, Page 41 A & B, in the Probate Office of Shelby County, Alabama.

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 3 day of June, 2025.

GLEN WARREN DUNCAN

BETTY RILEY DUNCAN

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 Glen Warren Duncan and wife, Betty Riley Duncan, 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 3 day of June, 2025.

Notary Public
My Commission Expires: 11-27-2027

REAL ESTATE SALES VALIDATION FORMS

20250612000180630 2/2 \$36.00
Shelby Cnty Judge of Probate, AL
06/12/2025 10:18:22 AM FILED/CERT

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

GRANTOR NAME(S): Glen Warren Duncan and Betty Riley Duncan
MAILING ADDRESS: 1065 Eagle Nest Circle
Birmingham, AL 35242
PROPERTY ADDRESS: 1065 Eagle Nest Circle
Birmingham, AL 35242

GRANTEE NAME(S): G AND B TRUST, dated June 3, 2025
MAILING ADDRESS: 1065 Eagle Nest Circle
Birmingham, AL 35242
DATE OF SALE: 6-3-25
TOTAL PURCHASE PRICE: \$10,000.00
OR
ACTUAL VALUE: \$
OR
ASSESSOR'S MARKET VALUE \$

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: 6-3-25

Print: Glen W. Duncan

Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent)