



20250723000223480 1/3 \$154.50
Shelby Cnty Judge of Probate, AL
07/23/2025 10:55:05 AM FILED/CERT

WARRANTY DEED

THIS INDENTURE, Made on the 20th day of May, 2025, by and between **AMY CRIM LANCASTER**, a single person, Party of the First Part (Grantor), and **AMY LANCASTER, TRUSTEE OF THE AMY CRIM LANCASTER REVOCABLE TRUST AGREEMENT DATED MAY 20, 2025**, Party of the Second Part (Grantee).

Grantee's mailing address is: 98 Westwood Drive, Branson, MO 65616

WITNESSETH, THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of Ten Dollars and Other Valuable Consideration, to them in hand paid by Second parties, the receipt for which is hereby acknowledged, does, by these presents, Grant, Bargain and Sell, Convey and Confirm unto the parties of the Second Part, successors and assigns, the following described lots, tracts or parcels of land, lying, being and situated in the County of Shelby in the State of Alabama, to-wit:

LEGAL 1 - 22 4 20 0 000 021.000

S 525' of w 420' of NW ¼ OF SW ¼ Section 20 Shelby County Alabama, subject to all easements of record.

LEGAL 2 - 22 4 20 0 000 023.000

All that part of SW ¼ Section 20 lying S & W of L & N RR R/W Except S 840' of W 525' of SW ¼ of SW ¼ Except S 525' of W 420' of NW ¼ of SW ¼ Shelby County Alabama, subject to all easements of record.

LEGAL 3 - 22 9 29 0 000 005.000

N ½ of NW ¼ of NW 1/4 & NE ¼ of NW ¼ SW of RR R/W less Lot 1, Alabaster Well Lot Subdivision Shelby County Alabama, subject to all easements of record.

TO HAVE AND TO HOLD THE SAME, the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said parties of the Second Part and unto their successors and assigns FOREVER; the said party of the First Part hereby covenants that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any

Shelby County, AL 07/23/2025
State of Alabama
Deed Tax: \$126.50

encumbrance done or suffered by them or those under whom they claim title; and that they will warranty and defend the title to the said premises unto the said parties of the second part, and unto their successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set their hand and seal the day and year first above written.

Amy Crim Lancaster
AMY CRIM LANCASTER

STATE OF MISSOURI) ss.
COUNTY OF JASPER)

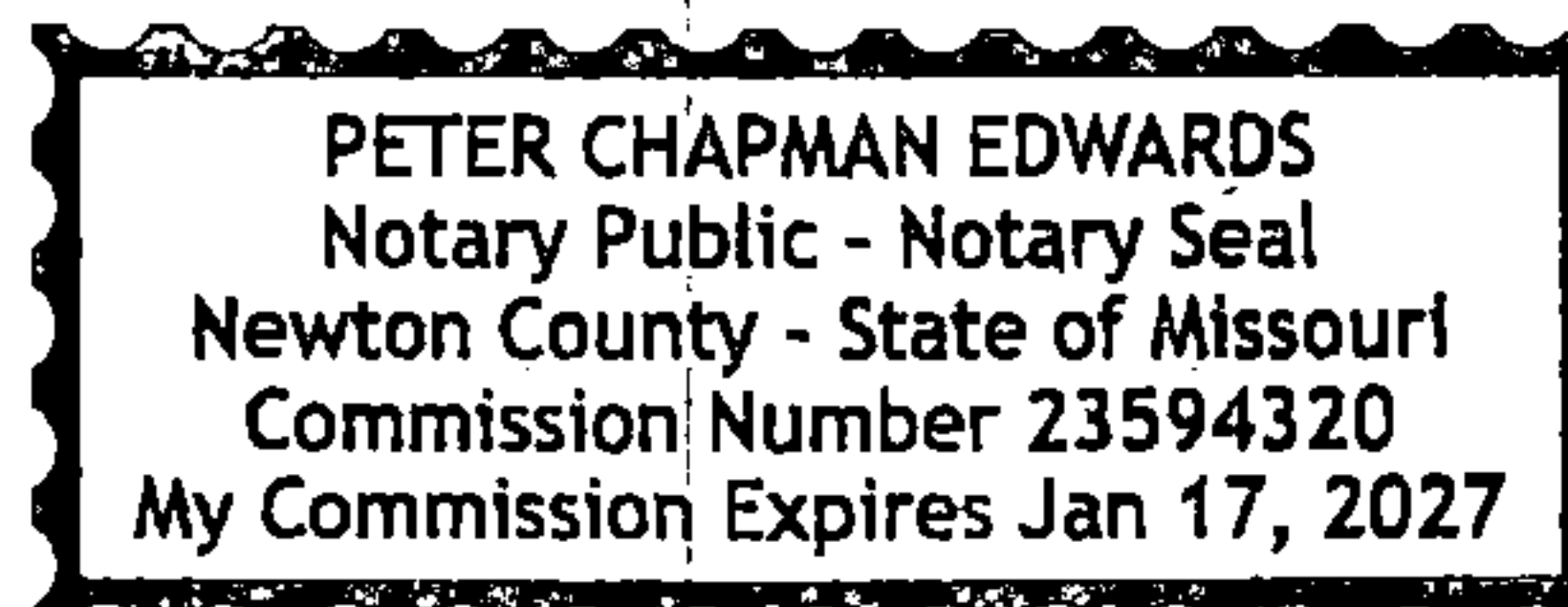
On this 20th day of May, 2025, before me, a Notary Public, personally appeared Amy Crim Lancaster personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year first above written.

Peter C. Edwards
Notary Public: Peter C. Edwards
My Commission Expires: 1/17/2027

This document was prepared by:

Peter C. Edwards
Attorney at Law
320 W. 4th Street
Joplin, MO 64801



Real Estate Sales Validation Form

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

Grantor's Name Amy Lancaster
Mailing Address 98 Westwood Dr.
Branson, MO 65616

Grantee's Name Amy Lancaster, Trustee
Mailing Address 98 Westwood Dr.
Branson, MO 65616

Property Address Bare Land in Section
20 of Shelby County,
AL, consisting of
158.6 acres, more or
less

Date of Sale 11/9
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 126,470.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Transfer to Revocable Trust

If the conveyance document presented for recordation contains all of the above, the filing of this form is not required.



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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 6/30/2025

Print Peter C. Edwards, Attorney for Amy
Crim Lancaster

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1