


This Instrument Prepared by:  
Jennifer Q. Griffin, Esq.  
Campisi Law, PC.  
3016 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
William B. Lollar Jr. and Mary Ann Lollar  
1036 Danberry Ln.  
Hoover, AL 35242

WARRANTY DEED (Plain)

State of Alabama  
COUNTY: SHELBY

  
20250728000227740 1/3 \$623.00  
Shelby Cnty Judge of Probate, AL  
07/28/2025 10:05:47 AM FILED/CERT

**Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, William B. Lollar and Mary Ann Lollar, husband and wife (herein referred to as grantors), do grant, bargain, sell and convey unto the William B. Lollar Jr., Mary Ann Lollar, and Leigh Anne Hall, Trustees, or their successors in trust, under the Lollar Living Trust dated the 24<sup>th</sup> day of July, 2025, and any amendments thereto (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:**

**Lot 18B, according to the survey of The Cottages of Danberry, Resurvey No. 3, recorded in Map Book 41, Page 80 in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to taxes, right of ways, conditions, restrictions and easements of record.**

**William B. Lollar and William B. Lollar, Jr. are one and the same person.**

**The Grantors herein reserves a life estate in the above-described property for the duration of their lifetime.**

***The Grantors herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees 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 delivery 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 Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.***

**NO TITLE OPINION GIVEN.**

Shelby County, AL 07/28/2025  
State of Alabama  
Deed Tax: \$588.00



20250728000227740 2/3 \$623.00  
Shelby Cnty Judge of Probate, AL  
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This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 24<sup>th</sup> day of July, 2025.

William B. Lollar  
William B. Lollar

Mary Ann Lollar  
Mary Ann Lollar

### General Acknowledgment

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William B. Lollar and Mary Ann Lollar**, husband and wife, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of July, 2025.



Catherine M. Mills  
Notary Public  
My commission expires: 11/2/26  
(SEAL)



# Real Estate Sales Validation Form

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

Grantor's Name William B. Lollar and Mary Ann Lollar  
Mailing Address 1036 Danberry Lane  
Hoover, AL 35242

Grantee's Name William B. Lollar, Jr., Mary Ann Lollar, and Leigh Anne Hall  
Mailing Address Trustees under the Lollar Living Trust  
1036 Danberry Lane  
Hoover, AL 35242

Property Address 1036 Danberry Lane  
Hoover, AL 35242

Date of Sale 7.24.2025  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 588,000



20250728000227740 3/3 \$623.00  
Shelby Cnty Judge of Probate, AL  
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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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor Value  
☐ 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 7.24.2025

Print Jennifer Q. Griffin, Esq

☐ Unattested

Sign Jennifer Q. Griffin, Esq

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1