



20250801000234600 1/1 \$254.50
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:46 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

Send Tax Notice to:
Anthony J. Dotson, Trustee
251 Stonecreek Place
Calera, Alabama 35040

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, Anthony J. Dotson (herein the "Grantor"), an unmarried man, does hereby grant, bargain, sell, and convey unto Anthony J. Dotson as Trustee of the Dotson Family Revocable Management Trust dated July 24, 2025 (herein the "Grantee"), the following-described real estate located at 251 Stonecreek Place, Calera, Alabama 35040 in Shelby County, Alabama, and more particularly described as:

Lot 152, according to the Final Plat Stonecreek Phase 3, as recorded in Map Book 36, Page 37, in the Probate Office of Shelby County, Alabama.

(herein the "Property") having a tax-assessed value of \$232,100.00 according to the Shelby County Property Tax Commissioner's Office. TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever. Subject to all mortgages, covenants, restrictions, reservations, easements, conditions, instruments and liens of record, and ad valorem taxes for the current year and all prior years.

The source of the Grantor's right, title, and interest in the Property is pursuant to that certain General Warranty Deed recorded as Instrument # 20061228000634100 with the Probate Office of Shelby County, Alabama. The Grantor is an unmarried man.

This instrument has been prepared at the request of the Grantor with information provided by the Grantor. No title search has been performed and the preparer of this instrument makes no representations concerning the condition of the Property's title.

IN WITNESS WHEREOF, the Grantor has executed this deed and affixed its seal on this the 24 day of July, 2025.

Anthony J. Dotson
Grantor

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, a Notary Public for the said state and county, hereby certify that Anthony J. Dotson, whose name is signed to the foregoing Statutory Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 day of July, 2025.

Notary Public
My commission expires: 3-14-2028

This instrument prepared by:
Eric L. Toxey
1623 Second Avenue North
Bessemer, Alabama 35020

Grantee's Mailing Address:
Anthony J. Dotson
251 Stonecreek Place
Calera, Alabama 35040

Grantor's Mailing Address:
Anthony J. Dotson, Trustee
251 Stonecreek Place
Calera, Alabama 35040