

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE MADE AND ENTERED into on this 11th day of August, 2025, by and between **Gregory M. Fox and Traci R. Fox, husband and wife**, as Grantors, and **Gregory M. Fox and Kerry Traci R. Fox, Trustees, or their successors in interest, of the Fox Family Living Trust dated August 11, 2025, and any amendments thereto**, as Grantees.

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantors in hand paid by the Grantees, the receipt whereof is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantees, the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

NO SURVEY REQUESTED OR DONE, NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ENCUMBRANCES AND MINERAL AND OIL RIGHTS OF RECORD.

TO HAVE AND TO HOLD the above-described lot or parcel of land, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns.

THE Grantors herein grant 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 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 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.

And the Grantors do hereby covenant with the Grantees that they are lawfully seized in fee of said premises, that they have a good right to sell and convey the same, that same premises are free from encumbrances except ad valorem taxes due for the current year, and that they will

warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

Grantors' Mailing Address: 5037 CASTLE ROCK DR, BIRMINGHAM AL 35242

Grantees' Mailing Address: 5037 CASTLE ROCK DR, BIRMINGHAM AL 35242

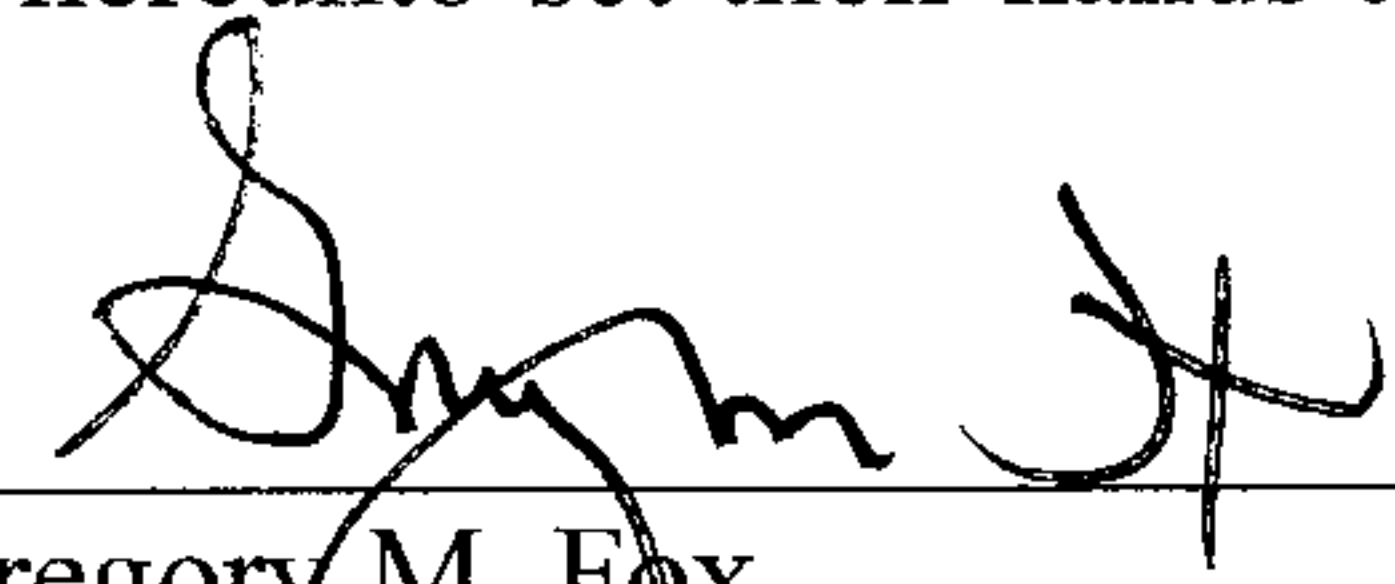
Property Address: 5037 CASTLE ROCK DR, BIRMINGHAM AL 35242

Date of Transfer: August 11, 2025

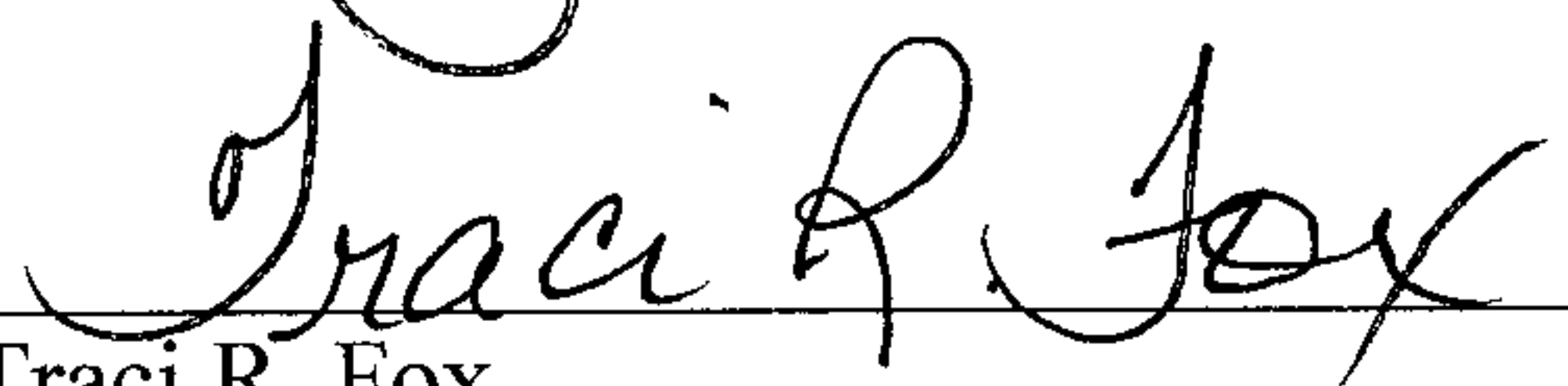
Assessed Value: \$1,614,800

We each 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).

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the day and year hereinabove first written.



Gregory M. Fox

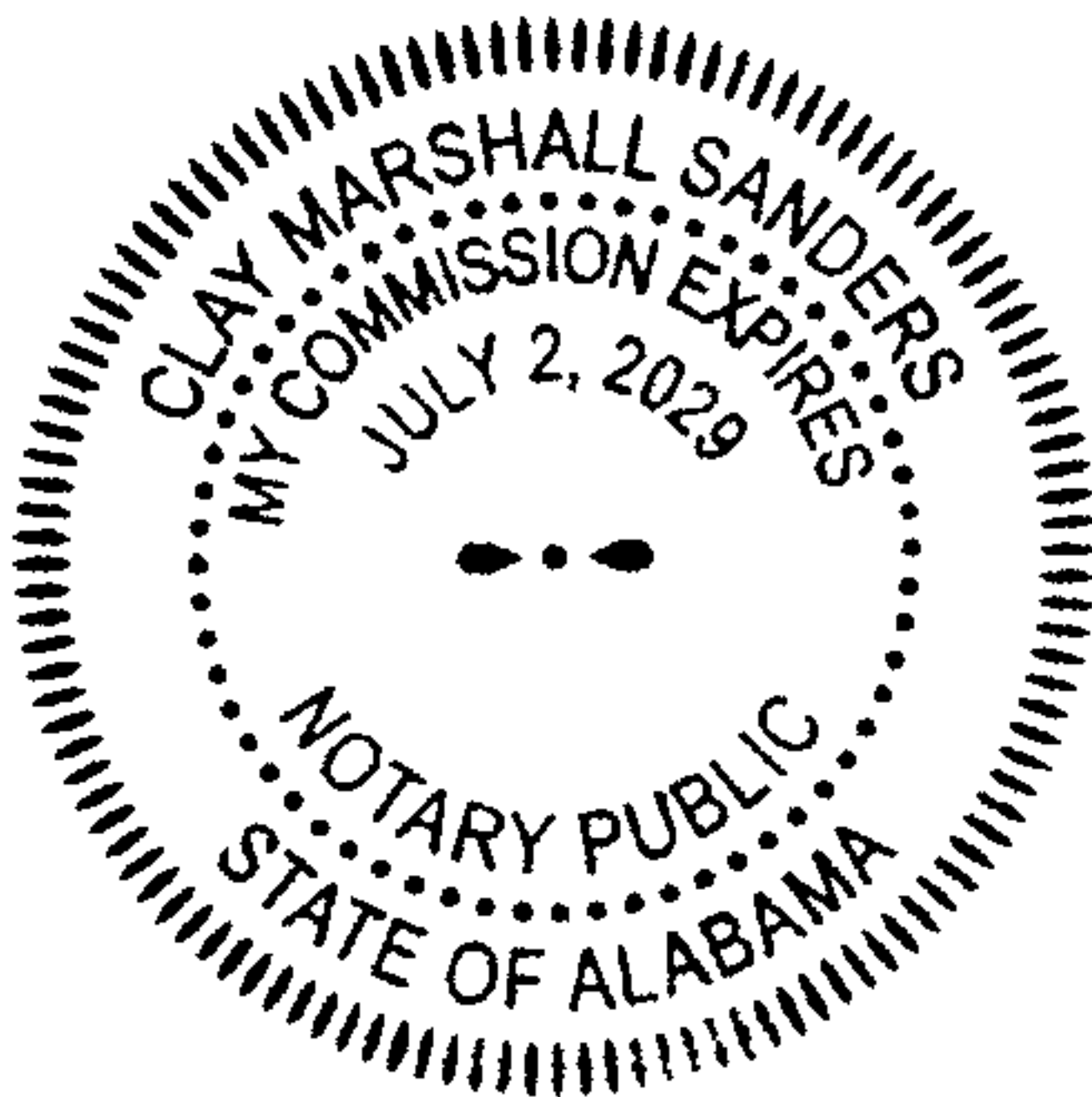


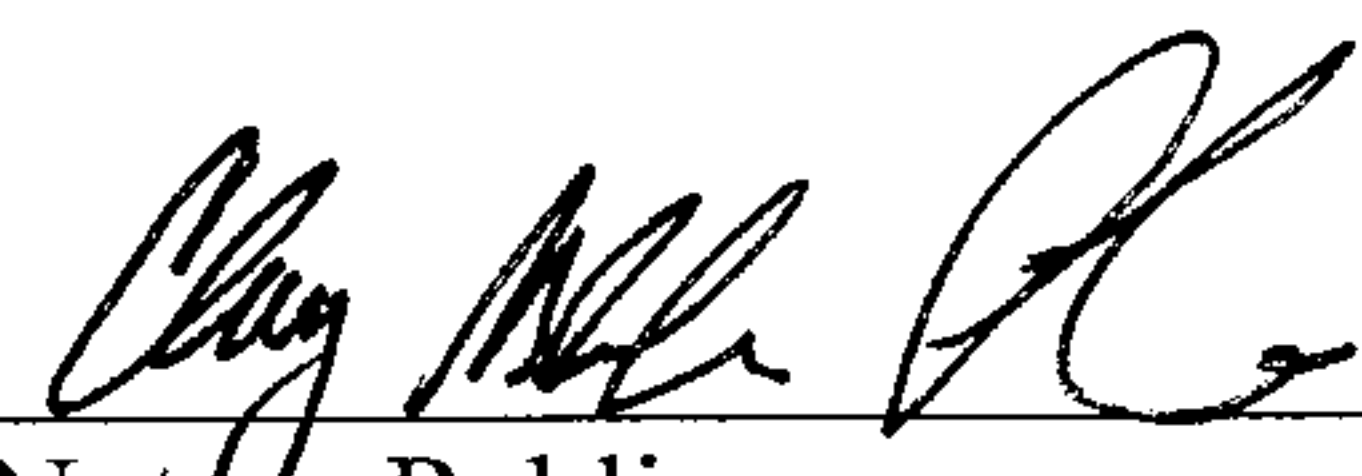
Traci R. Fox

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Gregory M. Fox and Traci R. Fox**, whose names are signed to the foregoing conveyance, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this 11th day of August, 2025.





Notary Public
My commission expires: 7-2-2029

This instrument prepared by:
Brian Moore,
Valley Estate & Elder Law,
2707 Artie St. SW, Suite 19,
Huntsville, AL 35805

Exhibit "A"

BEING LOT NO. 24-B, CASTLE ROCK DRIVE RESURVEY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 23, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to the Grantor herein by deed recorded April 2, 2019 as Instrument Number 20190402000106090, in the Office of the Judge of Probate of Shelby County, State of Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2025 12:56:42 PM
\$1644.00 KELSEY
20250814000249350

Allen S. Bayl