

Send tax notice to:
Charles Allen
129 Biltmore Drive
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025287

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Three Thousand Eight Hundred and 00/100 Dollars (\$673,800.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Maryann Gay and Tommy Lynn Gay, Wife and Husband** whose mailing address is: 6674 Hwy 195 Jasper, AL 35503 (hereinafter referred to as "Grantors") by **Charles Widenhouse Allen and Elizabeth Lynn Brandon Allen, as Co-Trustees of the Allen Family Trust, U/A dated April 24, 2024.** whose property address is: **129 Biltmore Drive, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. All matters as set forth in that plat of Survey of Habersham Place as recorded in Map Book 37, Page 1 A & 8 in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 129, Page 545 and Deed Book 179, Page 373.
5. Right(s) of way to Alabama Gas Corporation, as recorded in Book 101, Page 117.
6. Right(s) of way to Shelby County, as recorded in Deed Book 179, Page 252.
7. Covenants, Conditions and Restrictions as recorded in 20060502000205240

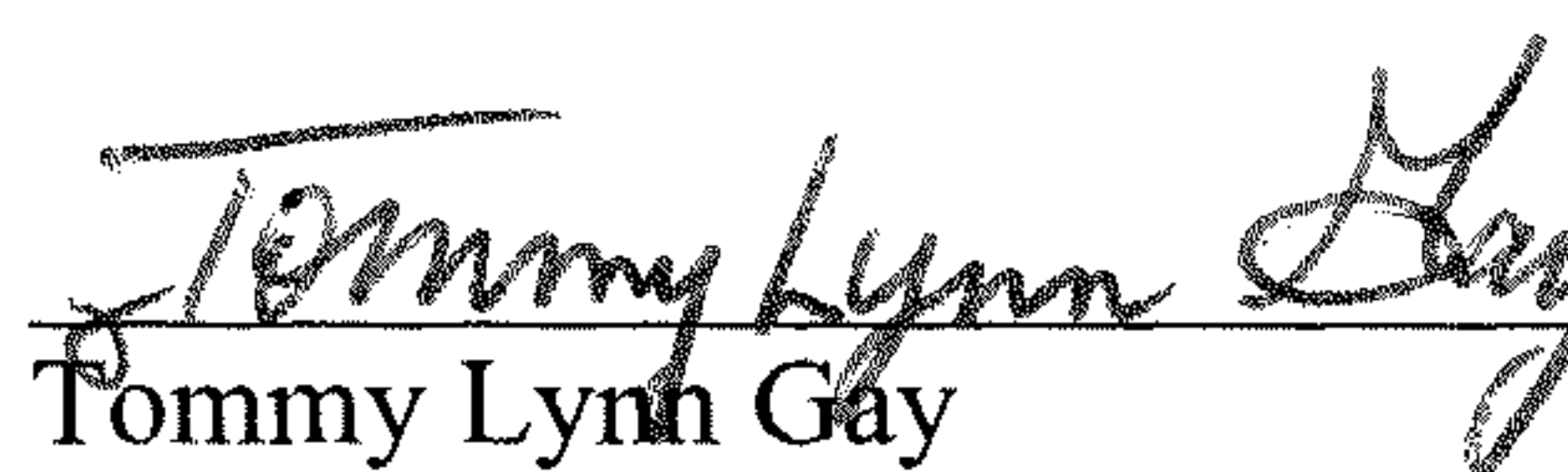
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22 day of August, 2025.

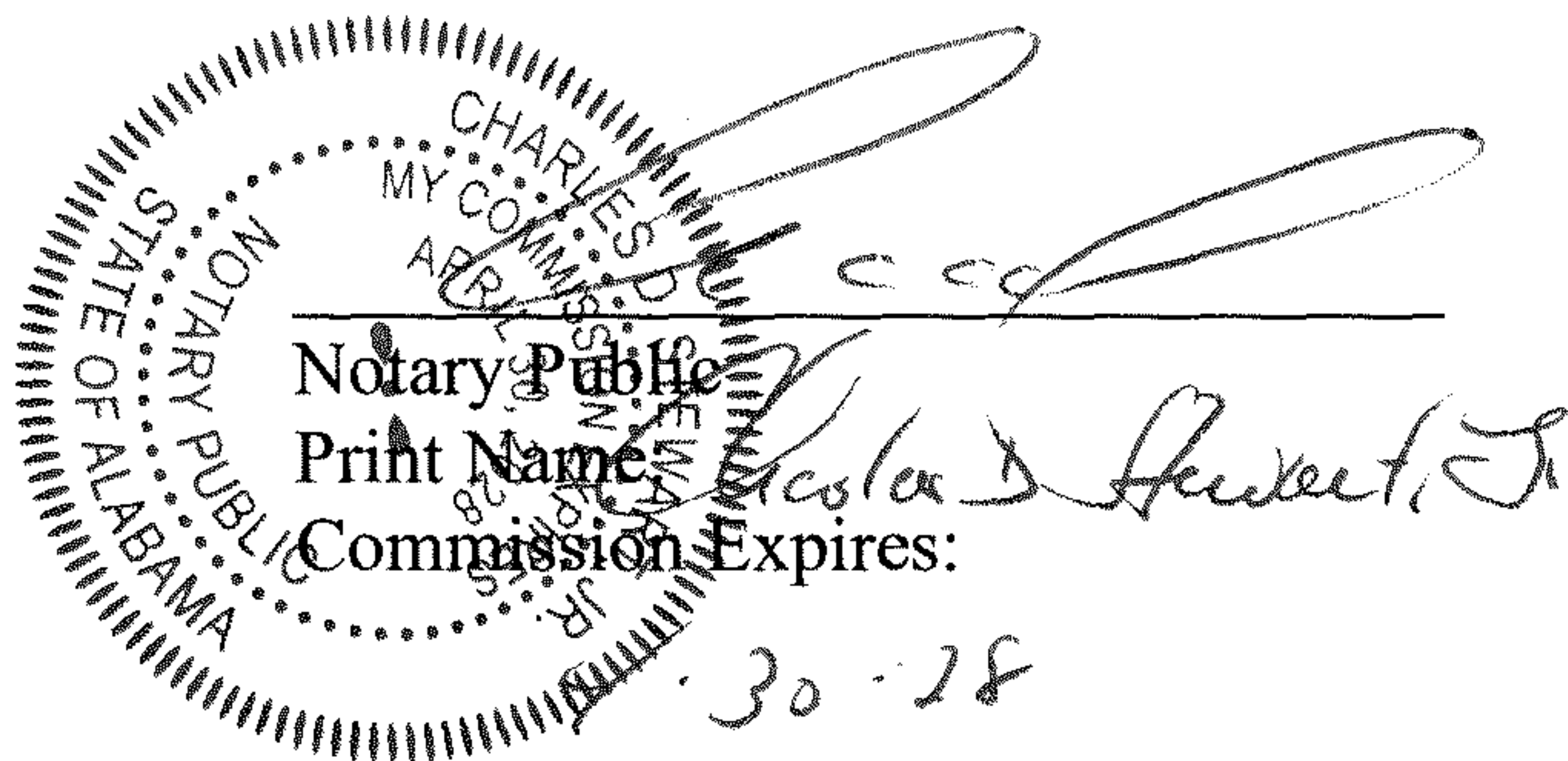

Maryann Gay

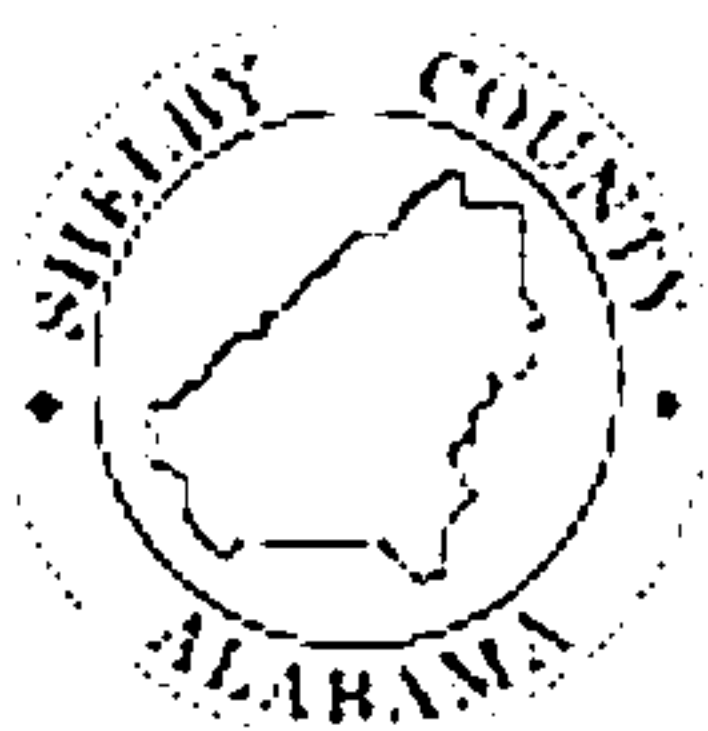

Tommy Lynn Gay

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maryann Gay and Tommy Lynn Gay whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of August, 2025.


Notary Public
Print Name: Charles E. Stewart, Jr.
Commission Expires: 08-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2025 03:29:47 PM
\$700.00 JOANN
20250825000260840

