



Send tax notice to:

Bruce and Martha Bevers
Family Trust dated 8/22/2025
Bruce and Martha Bevers, Trustees
332 Kilkerran Lane
Pelham, Alabama 35124

TITLE NOT EXAMINED

This instrument prepared by:

Robert T. Gardner
Gardner Law, LLC
300 Office Park Drive, Suite 175
Mountain Brook, Alabama 35223

Assessor's Property Tax Parcel Number: 14-8-28-1-003-010.000

STATE OF ALABAMA)

:

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Bruce S. Bevers and wife, Martha Kaye Bevers, a married couple residing at 332 Kilkerran Lane, Pelham, Alabama 35124 ("Grantors"), by Bruce S. Bevers and Martha Kaye Bevers, as trustees of the Bruce and Martha Bevers Family Trust dated August 22, 2025 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell, and convey unto the Grantee all of Grantor's right, title, and interest in and to that certain real property situated, lying and being in Shelby County, Alabama, to wit:

LOT 2020, ACCORDING TO THE SURVEY OF GLEN IRIS AT KILKERRAN PHASE 2, AS RECORDED IN MAP BOOK 44, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1) **TAXES AND ASSESSMENTS FOR THE CURRENT YEAR AND SUBSEQUENT YEARS AND NOT YET DUE AND PAYABLE;**
- 2) **EASEMENT(S) BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP;**
- 3) **DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 20140623000190450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;**
- 4) **RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT 20050502000209290, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;**
- 5) **EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20140611000176140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;**
- 6) **COVENANT FOR STORM WATER RUN-OFF CONTROL AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT 20150910000316610, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

THE PROPERTY CONVEYED HEREIN WILL BE OCCUPIED BY AND AFFECTED AS THE HOMESTEAD OF THE GRANTORS.

TO HAVE AND TO HOLD unto Grantee, its heirs, successors and assigns forever, subject, however, to the following:

1. Current ad valorem taxes;
2. All other easements, encumbrances, restrictions, rights of way, covenants, encroachments, set-back lines, agreements and all other matters of record which are applicable to the above-described real property or that would be disclosed by an accurate survey or careful physical inspection of the above-described real property.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Address:

Bruce S. Bevers and
Martha Kaye Bevers
332 Kilkerran Lane
Pelham, Alabama 35124

Grantee's Name and Mailing Address:

Bruce and Martha Bevers
Family Trust dated 8/22/2025
Bruce and Martha Bevers, Trustees
332 Kilkerran Lane
Pelham, Alabama 35124

Property Address: 332 Kilkerran Lane, Pelham, Alabama 35124

Property Value: \$632,900.00 (based on the most recent tax assessment)

The Real Property is the same property conveyed by that certain Corporation Form Statutory Warranty Deed recorded on March 25, 2016, as Instrument No. 20160325000097150 in the Probate Office of Shelby County, Alabama.

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IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal on this 22nd day of August 2025.

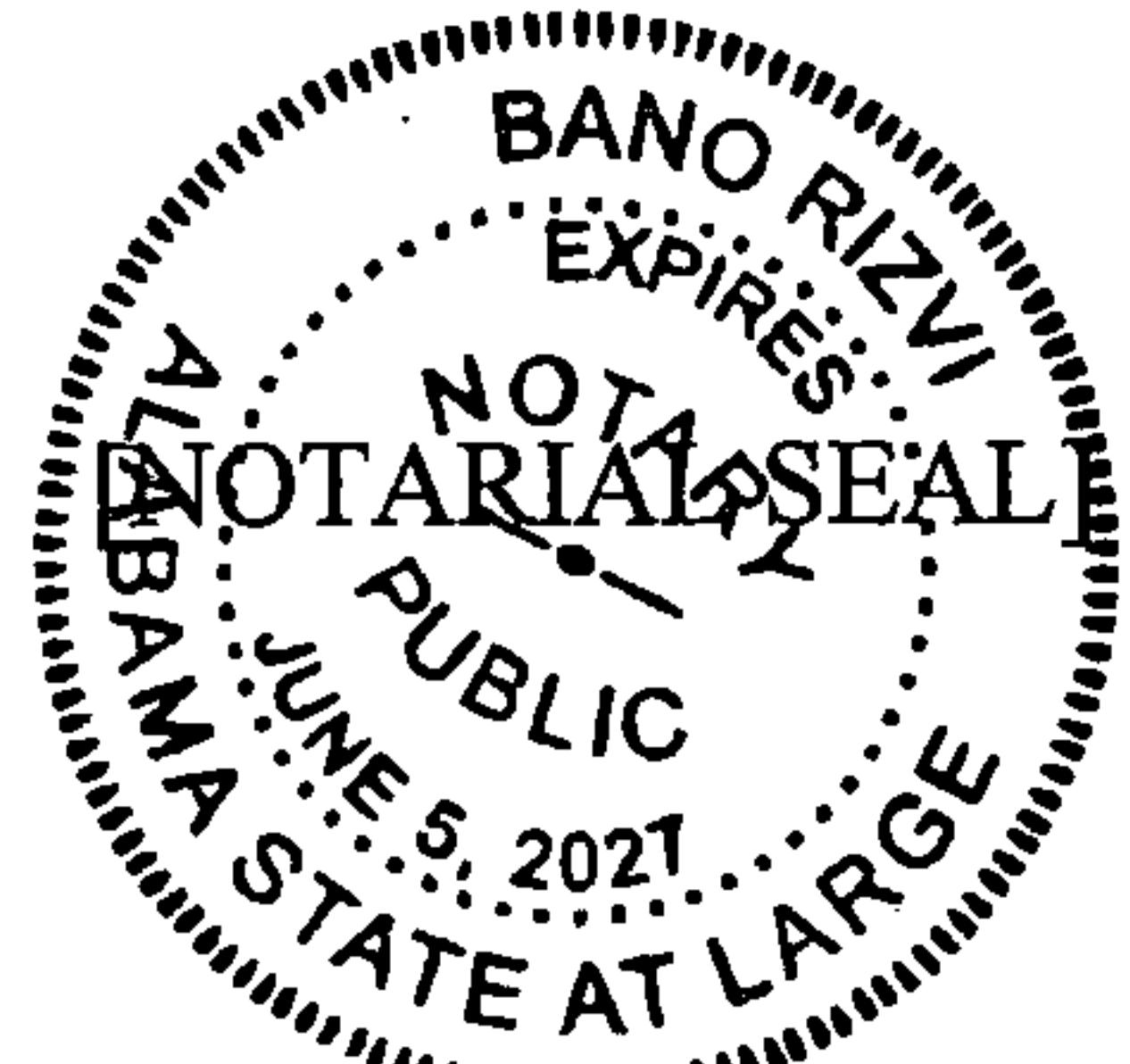
Bruce S. Bevers
Bruce S. Bevers

Martha Kaye Bevers
Martha Kaye Bevers

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Bruce S. Bevers, 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, he executed the same voluntarily on the day the same bears date.

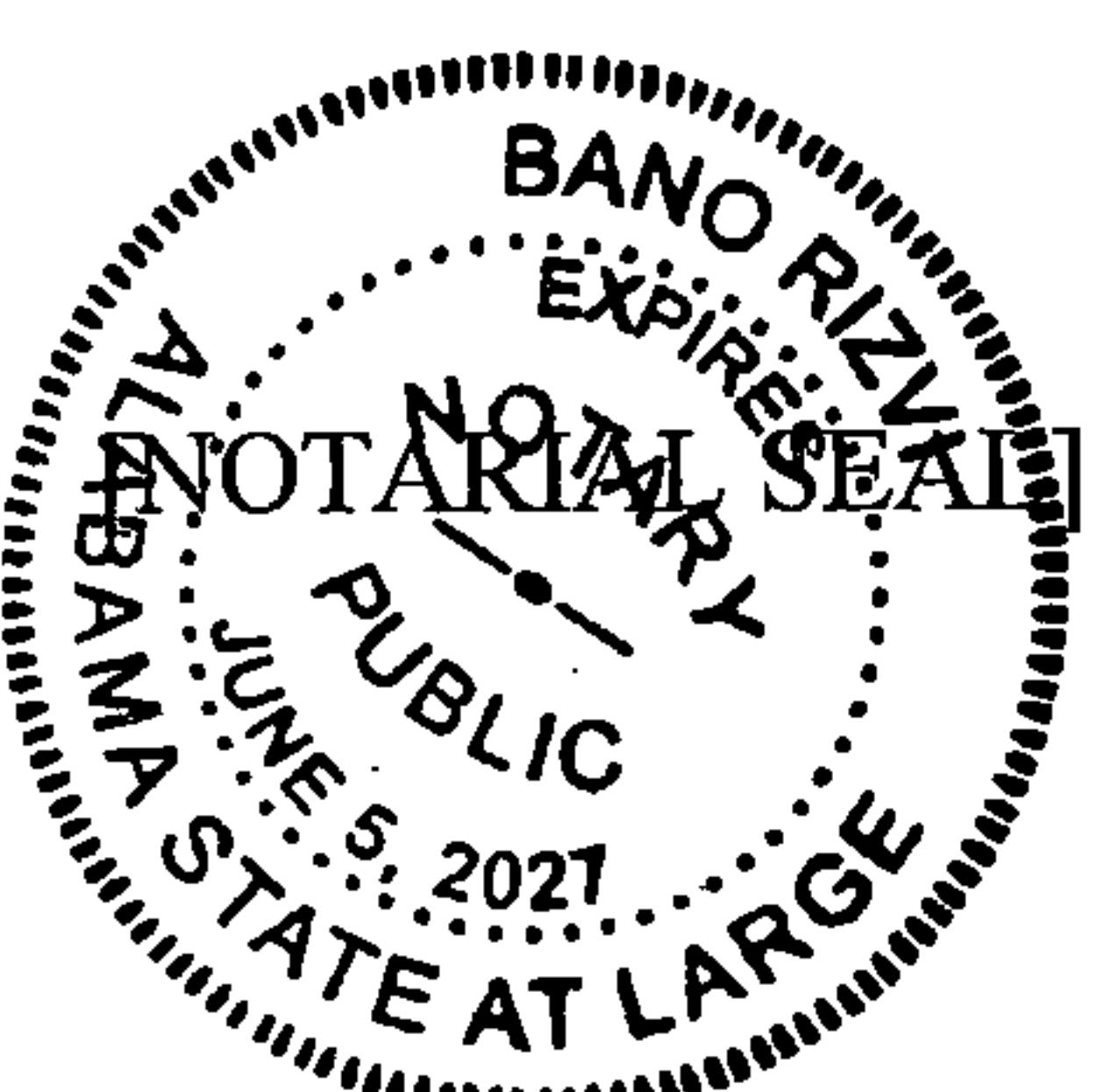
Given under my hand and seal on the 22nd day of August 2025.



STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Martha Kaye Bevers, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 22nd day of August 2025.



Bruce S. Bevers
Notary Public
My commission expires: 6-5-2027

Bruce S. Bevers
Notary Public
My commission expires: 6-5-2027