



20250916000281250 1/3 \$951.00
Shelby Cnty Judge of Probate, AL
09/16/2025 10:24:22 AM FILED/CERT

This Instrument Prepared by:
Jennifer Q. Griffin, Esquire
Campisi Law, P C
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

Larry and Crystal Flack
820 Crown Circle
Birmingham, AL 35242

WARRANTY DEED (Plain)

State of Alabama
COUNTY: Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt where is acknowledged, **Larry A. Flack and Crystal S. Flack**, husband and wife (herein referred to as grantor), grant, bargain, sell and convey unto **Larry A. Flack, II and Crystal S. Flack, Trustees or their successors in trust, under the Flack Living Trust, dated the 5th day of September, 2025 and any amendments thereto** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 609, according to the Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, Page 21 in the Probate Office of Shelby County Alabama.

Subject to: All easements, restrictions, and rights of way of record

The Grantors herein reserve a life estate in the herein described property for the duration of their lifetime.

SUBJECT TO:

1. Ad Valorem taxes for the year 2025 and subsequent years, said taxes being a lien but not due and payable until October 1, 2025.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

The Grantor 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.

Shelby County, AL 09/16/2025
State of Alabama
Deed Tax:\$922.00



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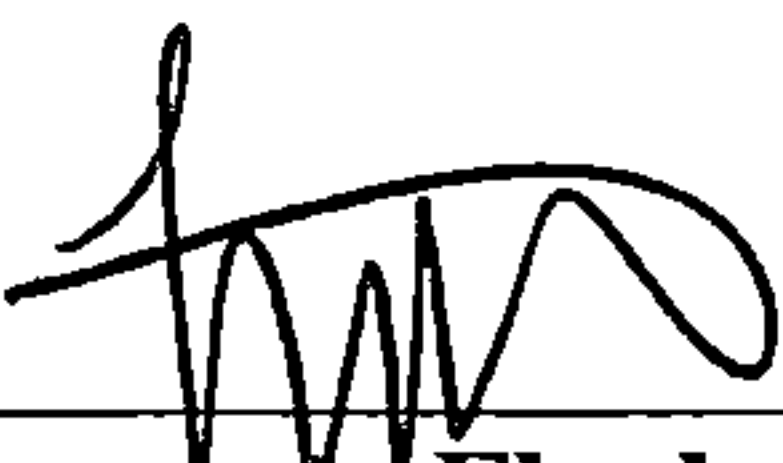
NO TITLE OPINION GIVEN.

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.

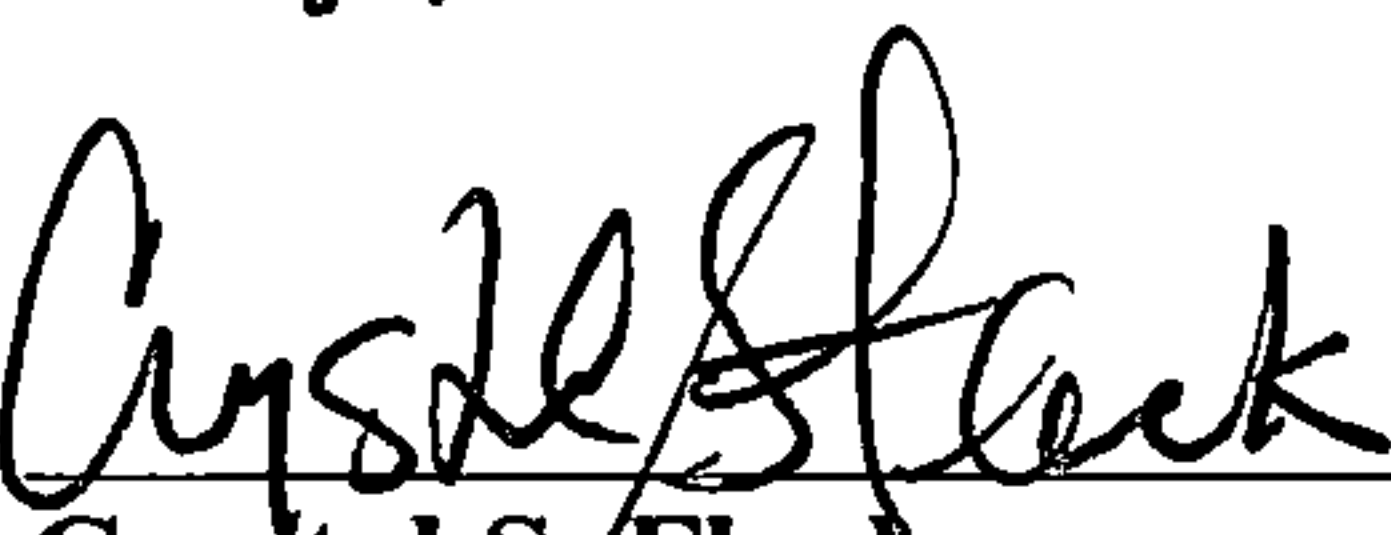
TO HAVE AND TO HOLD to the said **Larry A. Flack, II and Crystal S. Flack, Trustees or their successors in trust, under the Flack Living Trust, dated the 5th day of September, 2025 and any amendments thereto, its successor and assigns forever.**

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 5th day of September, 2025.



Larry A. Flack

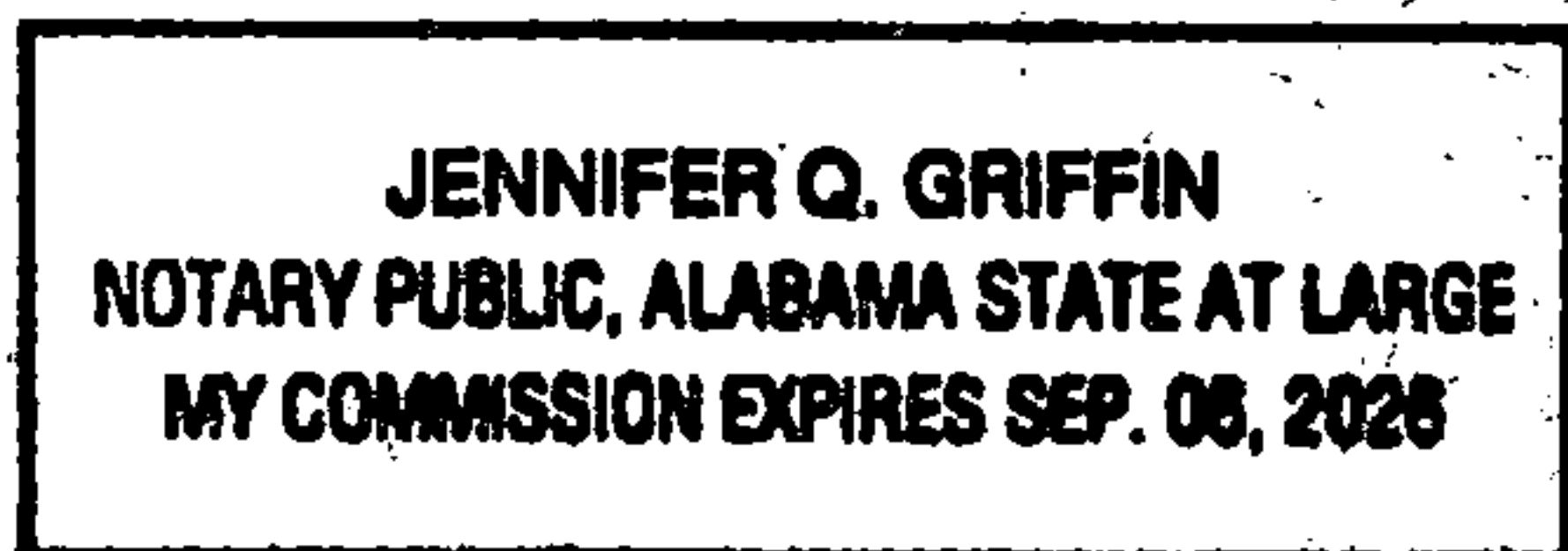



Crystal S. Flack

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Larry A. Flack and Crystal S. Flack**, 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 5th day of September 2025.





Notary Public
My commission expires: 9/6/2026

Real Estate Sales Validation Form

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

Grantor's Name Larry A. Flack
Mailing Address Crystal S. Flack
820 Crown Circle
Birmingham AL 35242

Grantee's Name Larry A. Flack, II & Crystal S. Flack, Trustees
Mailing Address under the Flack Living Trust
820 Crown Circle
Birmingham AL 35242

Property Address 820 Crown Circle
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 922,000.00



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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 9/5/2025

Print Larry A. Flack II

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one