

*This instrument prepared (without benefit  
of a title search or survey) by:*

Sidney T. Philips. Esq.  
Leitman, Siegal, & Payne, P.C.  
1927 1<sup>st</sup> Avenue North, Suite 101  
Birmingham, Alabama 35203

Send Tax Notice To:  
Ellen T. Staner  
1183 Greystone Crest  
Hoover, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

**WARRANTY DEED**

**THIS WARRANTY DEED** is executed and delivered this 1<sup>st</sup> day of October, 2025, by Ellen T. Staner, with an address of 1183 Greystone Crest, Hoover, AL 35242, (hereinafter referred to as the "Grantor") to Ellen T. Staner, trustee of the Ellen T. Staner 2025 Trust, with an address of 1183 Greystone Crest, Hoover, AL 35242 (hereinafter referred to as the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Grantee to Grantor and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, State of Alabama, as more particularly described as follows (the "Property"):

**Lot 126, according to the Survey of Shoal Creek Subdivision as recorded in Map Book 6, Page 150 in the Probate Office of Shelby County, Alabama.**

**Property Address: 2 Baltusrol Court, Hoover, AL 35242**

**The Property is not the homestead of Grantor or Grantor's spouse.**

The Property is conveyed subject to the following: (i) building and setback lines, restrictions, covenants and condition of record, (ii) ad valorem taxes due and payable October 1, 2025, and Mining and mineral rights excepted..

**THE PREPARER HAS SERVED AS SCRIVENER ONLY AND HAS NOT EXAMINED TITLE OR SURVEY AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN.**

**TO HAVE AND TO HOLD,** the same unto Ellen T. Staner, trustee of the Ellen T. Staner 2025 Trust, her successors and assigns, in fee simple.

I do for myself, and for my heirs, executors and administrators, covenant with said Grantee, her successors and assigns, that I am lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall forever warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

Pursuant to Section 40-22-1, CODE OF ALABAMA, 1975, Grantor hereby certifies that (i) the information contained herein, i.e., the date of sale, the name and address of Grantor, the name and address of Grantee, and Property Address, are all true and correct, and (ii) the Property Value of \$209,360 can be verified by the Tax Assessor's Value.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the date first written above.

*Ellen T. Staner*

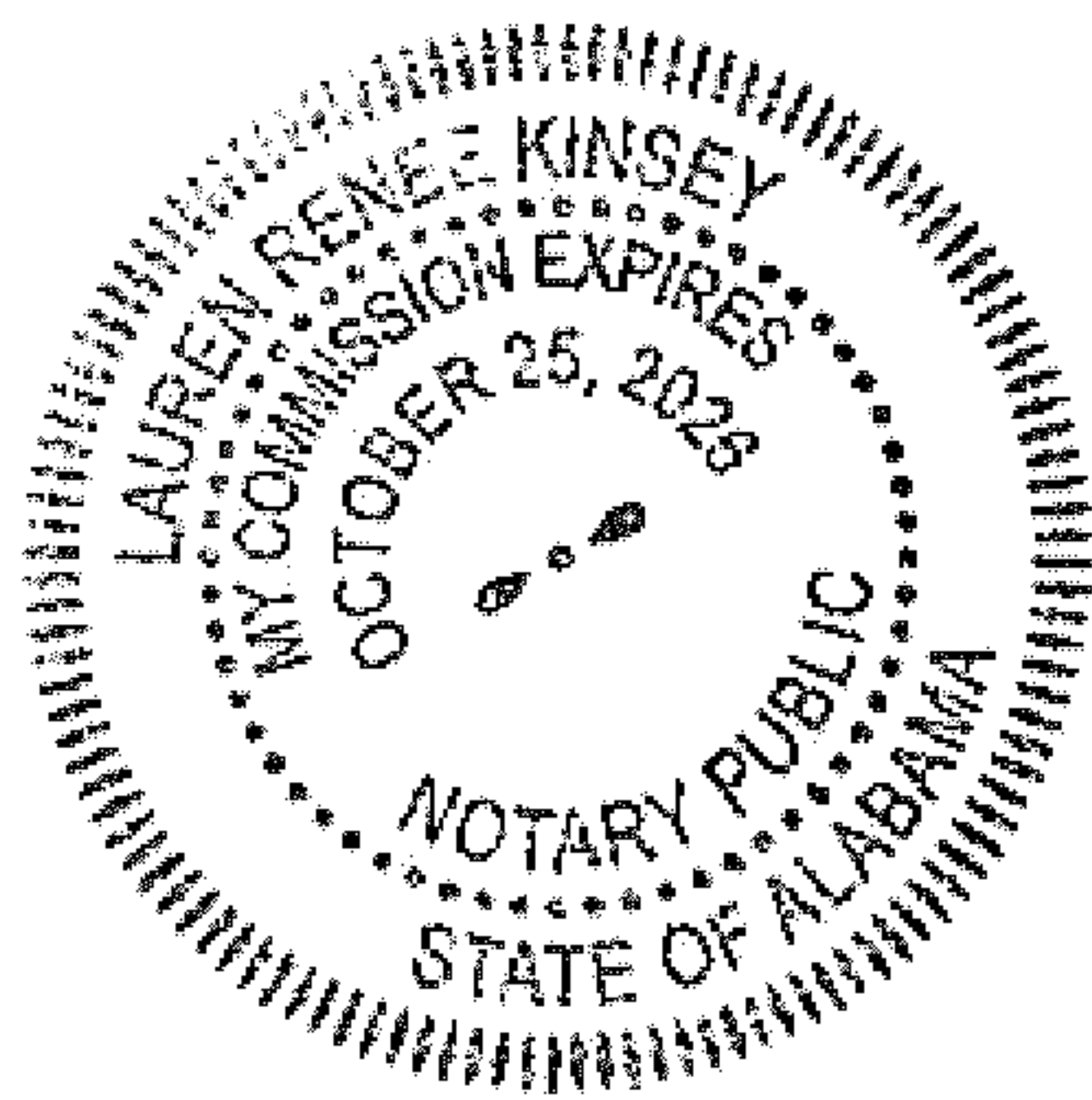
Ellen T. Staner

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ellen T. Staner, 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 official seal this 1<sup>st</sup> day of October, 2025.



*Lauren Kinsey*  
Notary Public  
My Commission Expires: 10/25/28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/03/2025 09:40:16 AM  
\$234.50 PAYGE  
20251003000305530

*Alli S. Beyl*