

This Instrument was Prepared by:

Send Tax Notice To: Vincent Uson
Magalon Uson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30797

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Gail Pollock Family Trust, dated August 12, 1991, Allison Pollock Carmichael, a married woman and William Neil Thomas, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Vincent Uson and Magalon Uson, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 37, according to the Survey of Savannah Pointe, Sector III, Phase I, as recorded in Map Book 25, Page 113, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Gail Pollock Family Trust and William Neil Thomas are the surviving Grantees of Inst No. 20100701000209380. The other grantee, Gail Pollock, is deceased, having died 4-5-25. Allison Pollock Carmichael is the only surviving heir of Gail Pollock. No part of the homestead of the Grantors herein or spouse, if any.

\$224,730.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Magalon Uson and Magalen Uson are one and the same.
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of Oct 2025.

GAIL POLLOCK FAMILY TRUST, DATED AUGUST 12, 1991

Allison Pollock Carmichael
Trustee

William Neil Thomas

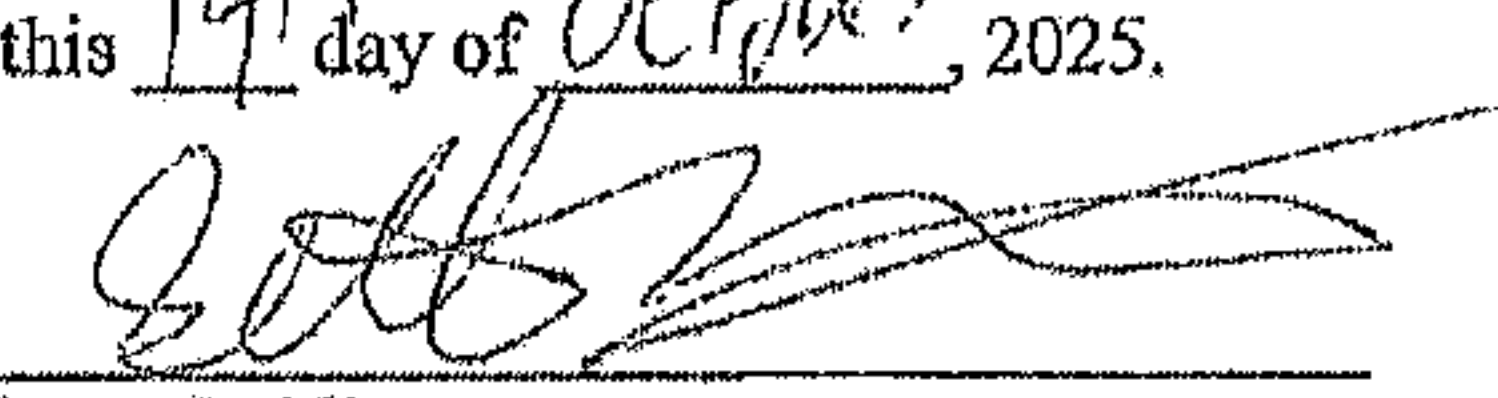
Allison Pollock Carmichael


William Neil Thomas

STATE OF Tennessee
COUNTY OF Hamilton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Neil Thomas** 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2025.


Notary Public

My Commission Expires:

7-27-27



State of Alabama

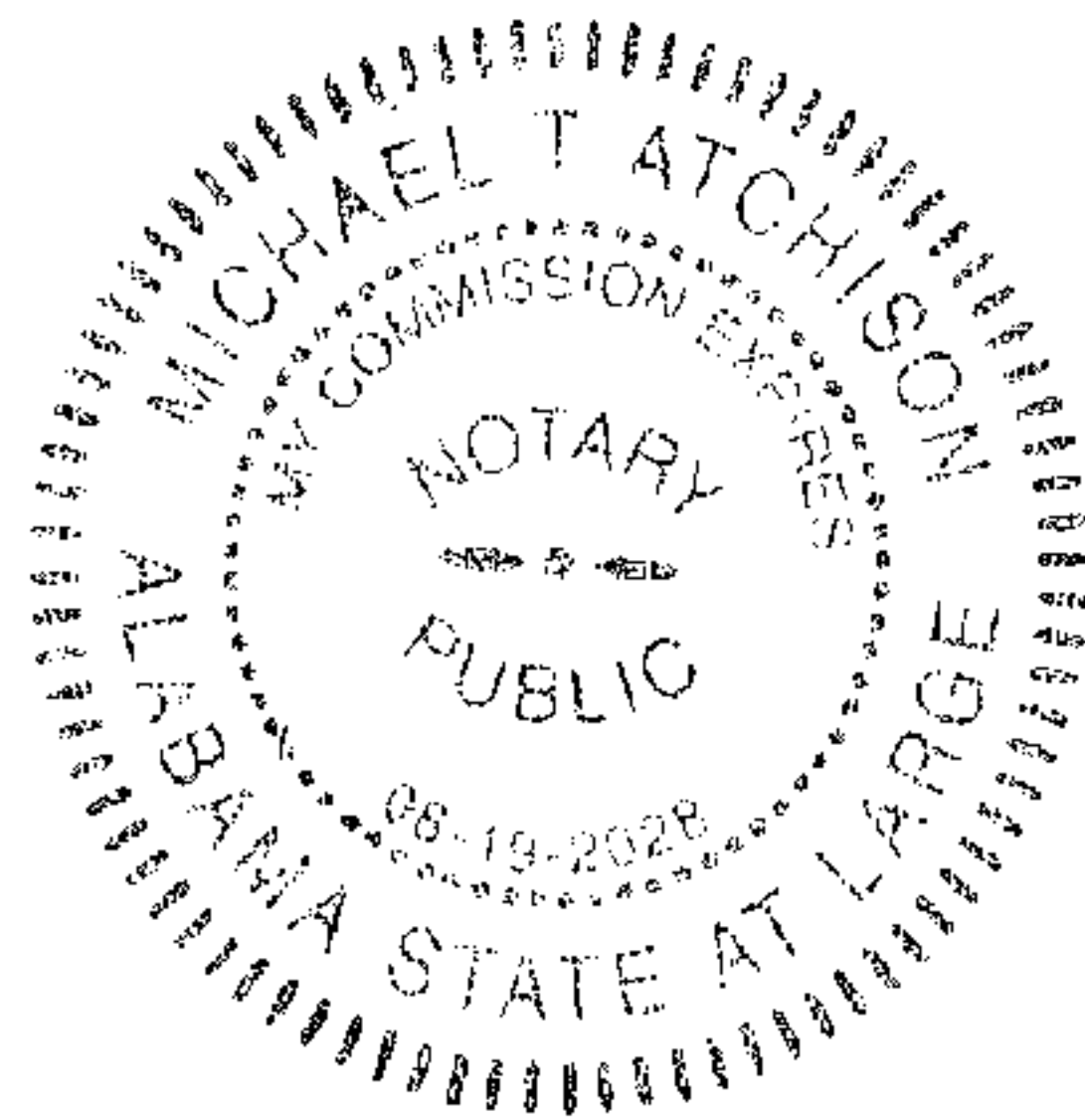
County of Shelby

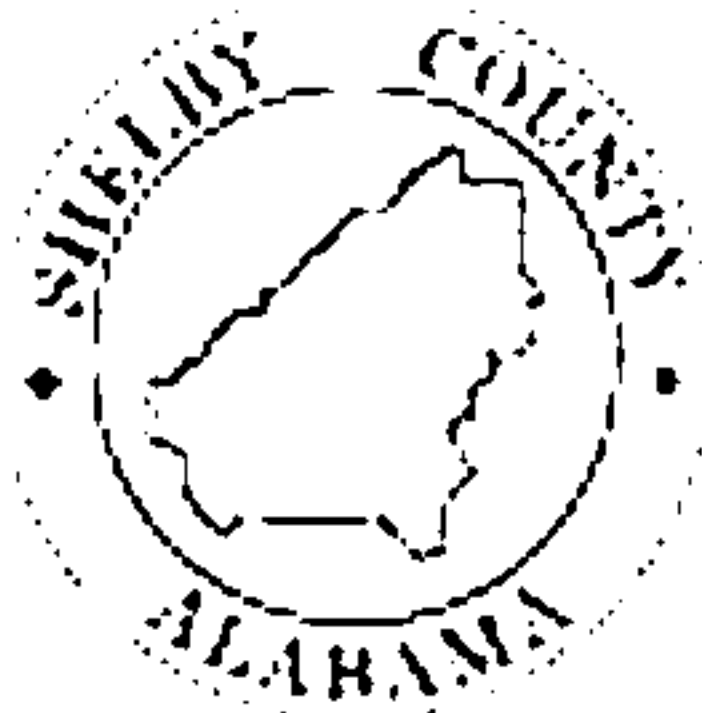
I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Allison Pollock Carmichael as Trustee of of Gail Pollock Family Trust, dated August 12, 1991 and Allison Pollock Carmichael, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of Oct, 2025

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-2028





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/16/2025 11:30:52 AM
 \$35.00 JOANN
 20251016000318670

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Gail Pollock Family Trust, dated August 12, 1991 Allison Pollock Carmichael William Neil Thomas	Grantee's Name	Vincent Uson Magalon Uson
Mailing Address	<u>129 Malon Ct</u> <u>Calera AL 35040</u>	Mailing Address	<u>1016 Mcallister DR</u> <u>Calera AL 35040</u>
Property Address	<u>1016 Mcallister Dr.</u> <u>Calera, AL 35040</u>	Date of Sale	<u>October 15, 2025</u>
		Total Purchase Price	<u>\$220,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 October 15, 2025

Print Gail Pollock Family Trust, dated August 12, 1991

 Unattested

Sign

William Neil Thomas 10/15/25

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1