

STATE OF ALABAMA

2026010800007280 1/3 \$257.50  
Shelby Cnty Judge of Probate, AL  
01/08/2026 01:27:38 PM FILED/CERT

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ellen V. Conner, a married woman** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Glen H. Davis and Ellen C. Davis, Trustees of the Glen Ellen Trust, a trust dated November 19, 2025** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 31, Block 1, according to the survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5 page 84 in the Probate Office of Shelby County, Alabama.**

**Subject To:**

**30 foot building line Southeast as shown on record map.**

**7.5 foot easement along Northwest side as shown on record map.**

**Restrictions appearing of record in Deed Book 273 page 60 in the Probate Office of Shelby County, Alabama.**

**Right-of-way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as set forth in Deed Book 273 page 60 as recorded in the Probate Office of Shelby County, Alabama.**

**Transmission Line Permit as set forth in Deed Book 108 Page 378 and recorded in the Probate Office of Shelby County, Alabama.**

Subject to ad valorem taxes for current year, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

Deed prepared without the benefit of title search. Legal description provided by grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

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

*November*, 2025. IN WITNESS WHEREOF, I hereunto set my hand and seal on this 19<sup>th</sup> day of

*Ellen V Conner nka Ellen C Davis*  
ELLEN V. CONNER nka ELLEN C. DAVIS

STATE OF ALABAMA

Shelby County, AL 01/08/2026  
State of Alabama  
Deed Tax: \$229.50

COUNTY OF JEFFERSON

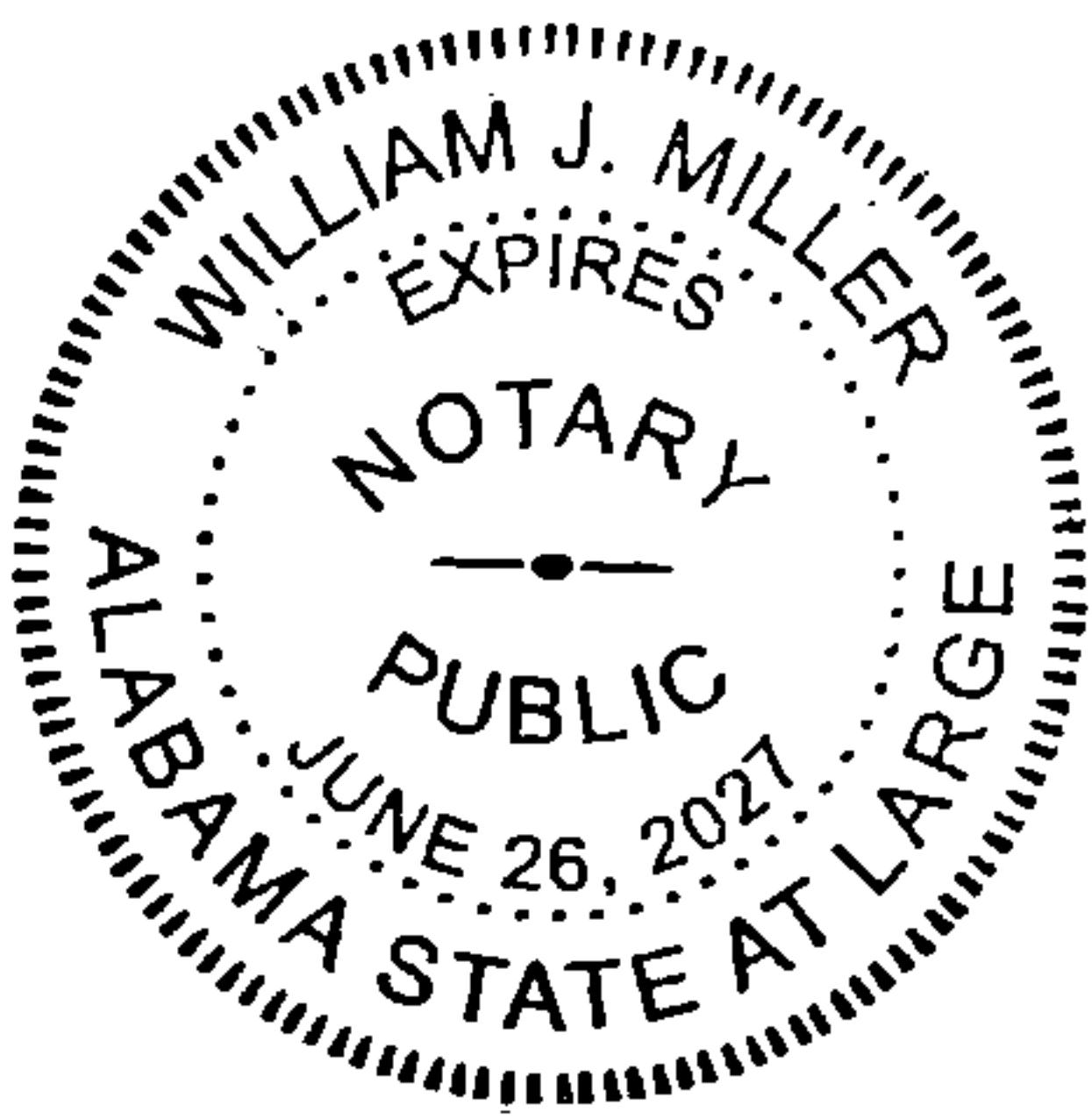
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Ellen V. Conner nka Ellen C. Davis, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed

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the same voluntarily on the day the same bears date.

Given under my hand and seal this 19 day of November, 2025.

[SEAL]



WILLIAM J. MILLER  
NOTARY PUBLIC

My Commission Expires: June 26, 2027

Grantee's Mailing Address

905 Wilderness Circle  
Pelham AL 35124

DOCUMENT PREPARED BY:  
MILLER ESTATE AND ELDER LAW  
818 Leighton Avenue  
Anniston, AL 36207  
(256) 241-6794

## Real Estate Sales Validation Form

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Shelby Cnty Judge of Probate, AL  
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**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name  
Mailing Address

Ellen V. Conner  
905 Wilderness Circle  
Pelham, AL 35124

Grantee's Name

Glen H. Davis and Ellen C. Davis  
trustee of the Glen Ellen Trust, a trust dated  
November 19, 2025  
905 Wilderness Circle, Pelham, AL 35124

Property Address

905 Wilderness Cir  
Pelham AL 35124

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

Assessor's Market Value \$ 229,470

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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 1/08/2026

Print Ellen C Davis

Unattested

Sign Ellen C Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1