



20260212000041100 1/2 \$312.00  
Shelby Cnty Judge of Probate, AL  
02/12/2026 11:36:05 AM FILED/CERT

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION  
LEGAL DESCRIPTION PROVIDED BY GRANTOR**

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That I, **Anne M. Lawless**, an unmarried woman, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Anne M. Lawless as Trustee of the 2026 ANNE LAWLESS LIVING TRUST**, an undivided fee simple interest in and to the following described real property:

**Lot 7, according to the Survey of Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.**

Subject to taxes for the current year, easements of record, easements as located and restrictions of record, if any.

Grantee's Address: 207 Meadow Croft Cir., Birmingham, AL 35242

**TO HAVE AND TO HOLD** unto **Anne M. Lawless as Trustee of the 2026 ANNE LAWLESS LIVING TRUST**, her successors and assigns, forever.

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

Shelby County, AL 02/12/2026  
State of Alabama  
Deed Tax: \$287.00



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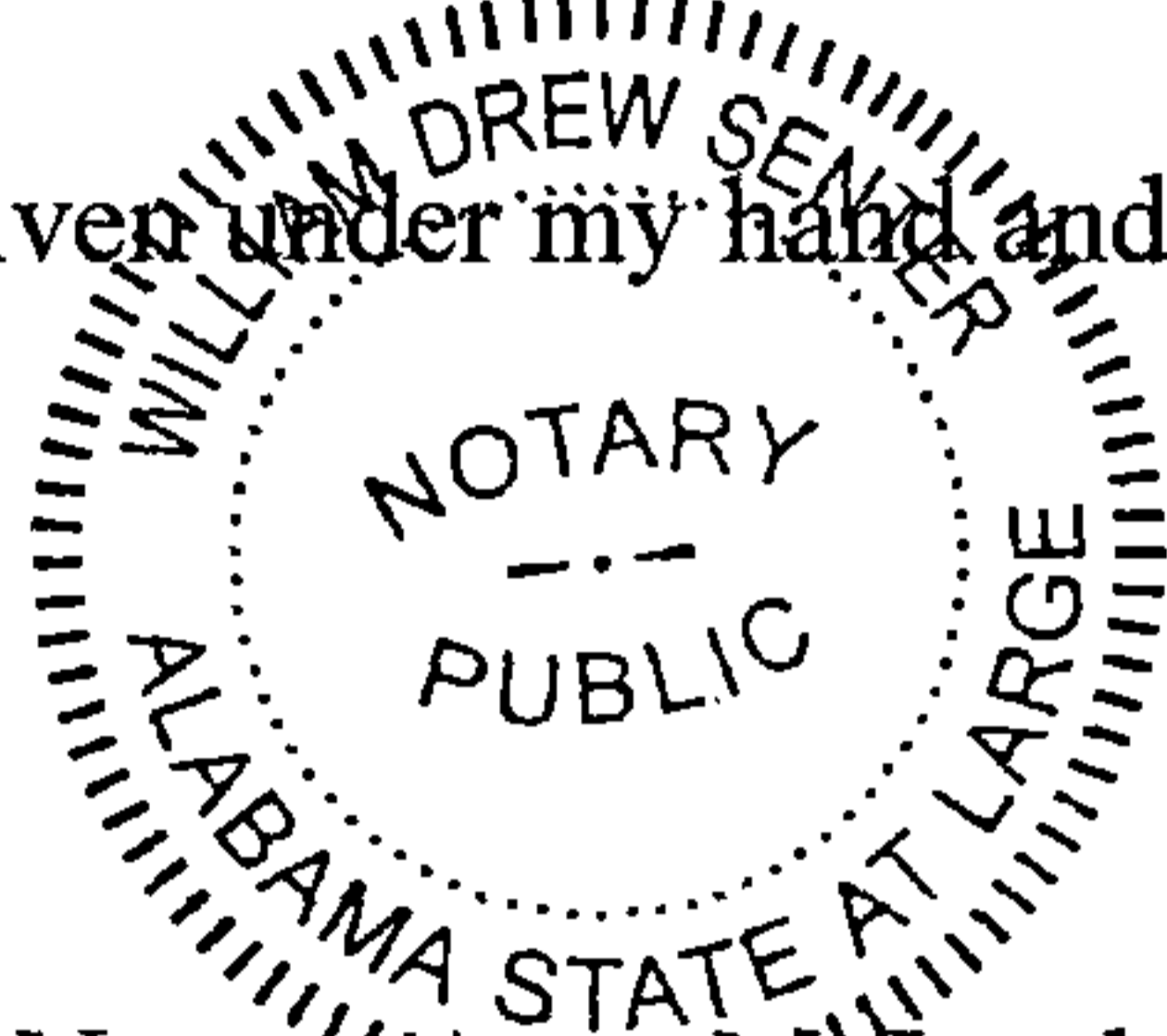
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day  
of February, 2026.

Anne M. Lawless  
Anne M. Lawless

STATE OF ALABAMA  
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Anne M. Lawless**, 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 seal this the 11 day of February, 2026.



[Signature]  
Notary Public  
My Commission Expires: 3-15-27

Grantor's Name: Anne M. Lawless  
Mailing Address: 207 Meadow Croft Cir  
Birmingham, AL 35242

Grantee's Name: Anne Lawless '26 Liv. Tst  
Mailing Address: 207 Meadow Croft Cir  
Birmingham, AL 35242

Property Address: 207 Meadow Croft Cir  
Birmingham, AL 35242

Total Purchase Price \_\_\_\_\_  
Or Actual Value 286,700

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
- Appraisal
- Sales Contract
- Other Tax Value
- Closing Statement

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).

Print Anne M. Lawless Sign Anne M. Lawless  
(Grantor/Grantee/Owner/Agent) circle one

THIS INSTRUMENT WAS PREPARED BY:  
STANKO & SENTER, LLC  
P. O. Box 2066  
Anniston, Alabama 36202  
WDS