

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
2911 Spring Creek Rd
Montevallo AL 35115

WARRANTY DEED



20260219000046780 1/3 \$1240.00
Shelby Cnty Judge of Probate, AL
02/19/2026 12:39:01 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE MILLION TWO HUNDRED ELEVEN THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS (\$1,211,800.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Breeze On Inn, LLC** (herein referred to as **Grantors**), grant, bargain, sell and convey unto **Emily Allen Revocable Intervivos Trust, dated December 29, 2010 (as to 1/2 interest)** and **William G. Allen, Jr. Revocable Intervivos Trust, dated December 29, 2010 (as to 1/2 interest)** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of February, 2026.

Breeze On Inn, LLC

William G. Allen, Jr. - Member

Emily A. Allen - Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William G. Allen, Jr and Emily A. Allen as Members of Breeze On Inn, LLC**, whose names are 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 19 day of February, 2026.

Gladys Blasky
Notary Public
My Commission Expires **May 11, 2026**

Shelby County, AL 02/19/2026
State of Alabama
Deed Tax: \$1212.00



20260219000046780 2/3 \$1240.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A – LEGAL DESCRIPTION

Parcel II

Situated in Section 14, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NW Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S87°33'57"E for a distance of 1352.67' to the NE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence S01°14'15"W for a distance of 765.85'; thence S00°35'13"E for a distance of 812.12' to the Northwesterly R.O.W. line of Spring Creek Road; thence S31°26'53"W and along said R.O.W. line for a distance of 152.88'; thence N57°14'56"W and leaving said R.O.W. line for a distance of 363.83' to the approximate center of Spring Creek; thence S16°16'47"W and along said center of creek for a distance of 206.52'; thence S24°56'01"W and along said center of creek for a distance of 57.30'; thence S52°21'38"W and along said center of creek for a distance of 66.16'; thence S70°53'49"W and along said center of creek for a distance of 131.61'; thence N69°59'09"W and leaving said center of creek for a distance of 274.96'; thence N43°18'21"W for a distance of 676.03' to the SW Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N01°01'02"E for a distance of 1316.62' to the POINT OF BEGINNING. LESS AND EXCEPT the following described parcel; Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N87°33'57"W a distance of 245.27'; thence S04°39'39"W a distance of 882.31' to the POINT OF BEGINNING; thence S49°32'46"W a distance of 61.90'; thence S18°52'07"W a distance of 289.90'; thence S60°59'07"E a distance of 186.64' to the approximate center of Spring Creek; thence N22°08'09"E and along said approximate center of creek a distance of 138.32'; thence N03°11'00"E and along said approximate center of creek a distance of 156.36'; thence N27°23'07"E and along said approximate center of creek a distance of 50.27'; thence N54°23'07"W and leaving said approximate center of creek a distance of 130.74' to the POINT OF BEGINNING.

Real Estate Sales Validation Form



20260219000046780 3/3 \$1240.00
Shelby Cnty Judge of Probate, AL
02/19/2026 12:39:01 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1

Grantor's Name Breeze On Inn LLC
Mailing Address 332 Moonlight Bay DR
Panama City FL
Beach 32407

Grantee's Name William G. Allen Jr
Mailing Address 2911 Spring Creek Rd
Montevallo AL 35115

Property Address 2911 Spring Creek Rd
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,211,800.00

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 tax value

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 2/19/26

Print William G. Allen Jr

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one