
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
3535 Grandview Pkwy Ste 240
Birmingham, AL 35243

SEND TAX NOTICE TO:
John Tyler Meuth and Kathryn McRae Vickers
1707 Mountain Laurel Ln
Birmingham, AL 35242

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Twenty-Seven Thousand Five Hundred And No/100 (\$327,500.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, **David Franklin Hobson, Trustee of The Hobson Living Trust dated November 24, 2020, and First Amendment**, (herein referred to as Grantor), whose mailing address is 7755 Waterview Ln, Chestertown, MD 21620 does/do hereby grant, bargain, sell and convey unto **John Tyler Meuth and Kathryn McRae Vickers** (herein referred to as Grantee(s)), whose mailing address is 1707 Mountain Laurel Ln, Birmingham, AL 35242 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 1707 Mountain Laurel Ln, Birmingham, AL 35242 to-wit:

Lot 56, according to the Survey of Davenport's Addition to Riverchase West-Sector 3, as recorded in Map Book 8, pages 53 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$177,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s) for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the

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survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s), his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Trustee who is/are authorized to execute this conveyance, has / have hereunto set his, her or their signature(s) and seal(s), this the 17 day of February, 2026.

David Franklin Hobson, Trustee of The
Hobson Living Trust dated November 24,
2020, and First Amendment

David Franklin Hobson, Trustee
David Franklin Hobson, Trustee

STATE OF ALABAMA
COUNTY OF Jefferson

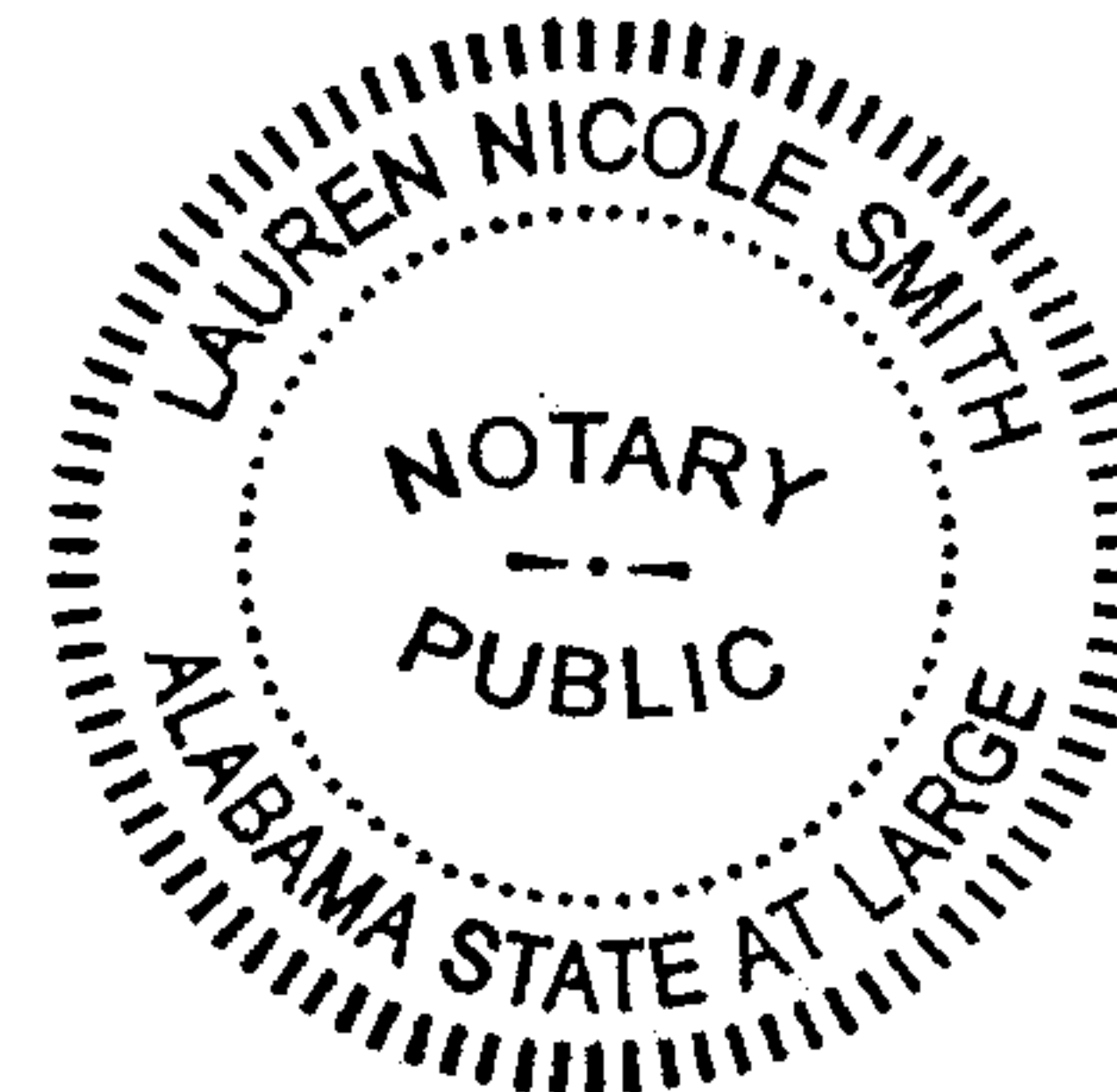
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that as of **David Franklin Hobson, Trustee of The Hobson Living Trust dated November 24, 2020, and First Amendment**, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of February, 2026.

Lauren Nicole Smith
Notary Public

My commission expires: 02/09/2028 MY COMMISSION EXPIRES:



CERTIFICATE OF TRUST

The currently acting Trustee of The Hobson Living Trust dated November 24, 2020 and any Amendments hereby certify the following:

1 . This Certification of Trust refers to The Hobson Living Trust dated November 24, 2020, and any amendments thereto, executed by David Franklin Hobson and Patricia Thoma Hobson as Trustors/Settlors.

Any property owned by the Trust may be taken and sold in the name of David Franklin Hobson, as Trustees of The Hobson Living Trust dated November 24, 2020.

2. The address of the Trustors/Settlors is:

7755 Waterview Ln
Chestertown, MD 21620

3. The initial Trustees of the Trust is/are:

David Franklin Hobson
Patricia Thoma Hobson (DOD 8/4/23)

4. The Trustees currently serving are:

David Franklin Hobsons per the First Amendment to The Hobson Living Trust.

5. With respect to real property, the Trustee is authorized under the Trust Agreement to hold/acquire title to real property, sell/convey real property, encumber/mortgage real property, lease real property, and otherwise deal with interests in real property in the name of and on behalf of the Trust.

6. Excerpts from the Trust Agreement that establish the Trust, designate its Trustees, and set forth the powers of its Trustees will be provided upon request.

7. The Trust is REVOCABLE.

8. A third party may rely on this Certificate of Trust in lieu of a copy of the Trust Agreement. Such third parties shall be exonerated and held harmless for any resulting loss or liability from such reliance, and for the application the Trustees make of funds or other property delivered to the Trustees.

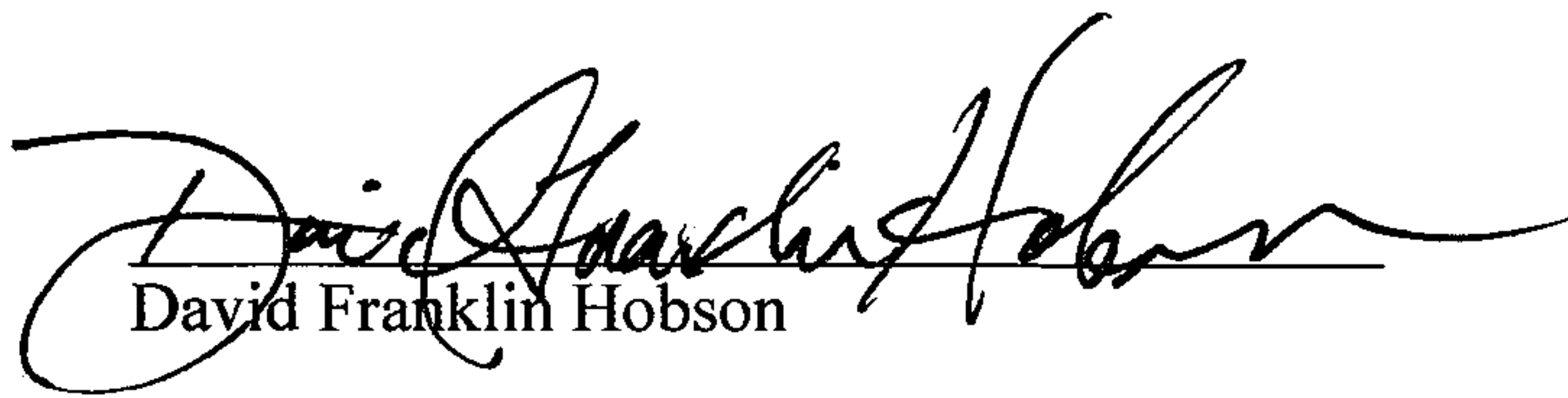
9. This Certification of Trust is being made to certify the powers of the Trust relating to real property. Statements herein are made as sworn statements and may violate state and federal law if falsely made.

10. The undersigned hereby certify/certifies that the Trust has not been revoked and there have been no amendments or modifications thereto which terminate, revoke, substitute or otherwise

amend the Trustees named herein or otherwise limit the powers of the Trustees over trust property.

In witness whereof, I have hereunto set my hand and seal on this the 17 day of February 2026.

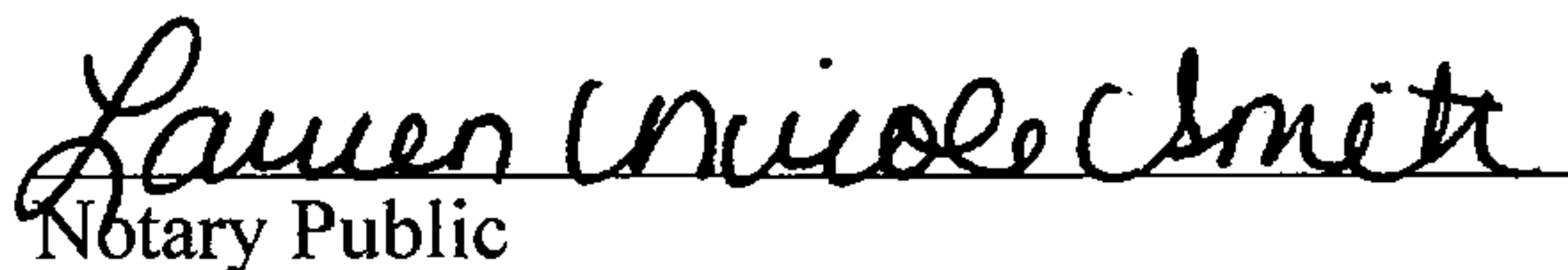
Current Trustee:


David Franklin Hobson

STATE OF Alabama
COUNTY OF Jefferson

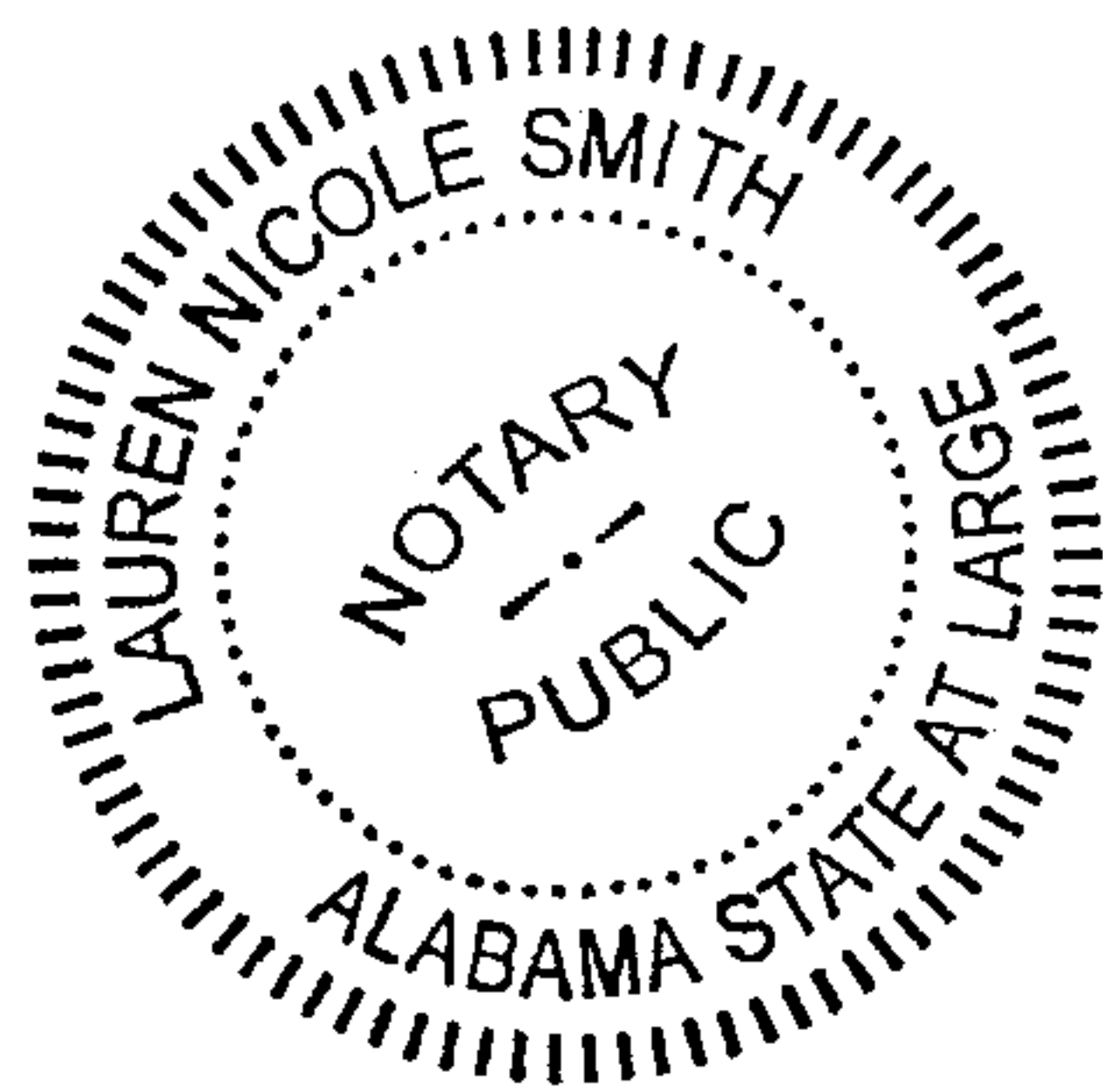
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Franklin Hobsons, whose name as Trustee of The Hobson Living Trust dated November 24, 2020, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she in his/her capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of February, 2020.


Notary Public

My Commission expires: ~~MY COMMISSION EXPIRES:~~
02/09/2028

[SEAL]



This instrument was prepared by:

The Law Office of Lauren N. Smith, LLC
Lauren N. Smith
3535 Grandview Pkwy Ste 240
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk Page 2 of 2
Shelby County, AL
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