

Prepared by:
Cynthia A. Martin
1780 Gadsden
Highway
Birmingham, AL
35235
File No.: 2026-
8352

Send Tax Notice To:
Jordan Wade Plunkett and Emma Abigail
Plunkett
1183 Amberley Woods DE
Helena, AL 35080

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$292,500.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Brad J. Allen and Nancy S. Allen, wife and husband**, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Jordan Wade Plunkett and Emma Abigail Plunkett**, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 133, according to the Survey of Amended Map Amberley Woods, 5th Sector, as recorded in Map Book 21, page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$269,100.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

NOTE: Pursuant to Exhibit A

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, 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 heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 26th day of February, 2026.

Brad J. Allen
Brad J. Allen

Nancy S. Allen
Nancy S. Allen

State of Alabama
County of Jefferson

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Brad J. Allen and Nancy S. Allen 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2026.



Cynthia A. Martin
Notary Public: Cynthia A. Martin
My Commission Expires: May 1, 2028

**UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION**

In the Matter of:

Brad J. Allen,

Debtor(s)

)
)
)
)
)
)
)

Case No. 23-03312-DSC

Chapter 13

I, Rhetta F. Carter, Acting Clerk of Bankruptcy Court in and for said District, do hereby certify that the attached copy of the Order Granting the Amended Motion for Sale of Property under Section 363 (b), Brad J. Allen, Debtor, Case No. 23-03312-DSC-13 has been compared with the original thereof and that it is a complete and correct copy of such original as it appears of record and on file in my office.

In testimony whereof I have hereunto set my hand at Birmingham, Alabama in said District this the 26th day of February 2026.

Dated: February 26, 2026

Rhetta F. Carter, Acting Clerk
United States Bankruptcy Court

By: RSNL
Randy Harless
Deputy Clerk



EXHIBIT "A"

Lot 133, according to the Survey of Amended Map Amberley Woods, 5th Sector, as recorded in Map Book 21, page 102, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2026 02:16:37 PM
\$54.50 JOANN
20260302000059180

Allen S. Beagl

Real Estate Sales Validation Form

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

Grantor's Name Brad J. Allen and Nancy S. Allen
Mailing Address 100 Spurgeon Ln
Tusssville, AL 35173
Property Address 1183 Amberley Woods Drive
Helena, AL 35080

Grantee's Name Jordan Wade Plunkett and Emma
Abigail Plunkett
Mailing Address 1183 Amberley Woods DR
Helena, AL 35080
Date of Sale 02/27/2026
Total Purchase Price \$292,500.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

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).

Name: Brad J. Allen and Nancy S. Allen

Date: 26th day of February, 2026

Brad J. Allen
Brad J. Allen

Nancy S. Allen
Nancy S. Allen

Cynthia A. Mat... (Verified)