



20260302000059200 1/4 \$468.00
Shelby Cnty Judge of Probate, AL
03/02/2026 02:18:13 PM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN OR IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:

Avery W. Brown
The Law Office of Avery W. Brown, LLC
P.O. Box 660942
Vestavia Hills, Alabama 35266

Send Tax Notice To:

The Susan L. Rossman Living Trust
dated July 16, 2025
c/o Susan L. Rossman, Its: Trustee
124 Flagstone Drive
Chelsea, Alabama 35043

And:

The James David Allen Living Trust
Dated July 16, 2025
c/o James David Allen, Its: Trustee
124 Flagstone Drive
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SUSAN L. ROSSMAN, individually, and JAMES DAVID ALLEN, individually (the Grantors are husband and wife)

(herein referred to collectively as the "Grantors"), do grant, bargain, sell and convey unto

SUSAN L. ROSSMAN, TRUSTEE OF THE SUSAN L. ROSSMAN LIVING TRUST DATED JULY 16, 2025, AND ANY AMENDMENTS THERETO, and JAMES DAVID ALLEN, TRUSTEE OF THE JAMES DAVID ALLEN LIVING TRUST DATED JULY 16, 2025, AND ANY AMENDMENTS THERETO

(herein referred to collectively as the "Grantees"), as tenants in common, an undivided one-half (1/2) interest unto each said Grantee of all interest the Grantors have in the following described real estate, situated in Shelby County, Alabama, the address of which is 124 Flagstone Drive, Chelsea, Alabama 35043, to-wit:

LOT 20, ACCORDING TO THE FINAL PLAT OF FLAGSTONE, AS RECORDED IN MAP BOOK 36, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. All easements, rights of way, covenants, restrictions and agreements of record.
2. All mineral and mining rights not owned by the Grantors.
3. 2026 Ad Valorem taxes, a lien, not yet due and payable.

Shelby County, AL 03/02/2026
State of Alabama
Deed Tax: \$436.00



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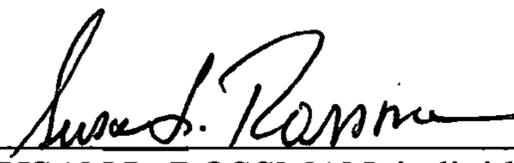
Notes:

- This Warranty Deed has been prepared without the benefit of a current survey or title examination, which was not requested or performed by either the Grantors or the Grantees.
- Susan L. Rossman and James David Allen warrant and represent that the above-described Property is the residence/homestead of Susan L. Rossman and James David Allen.

TO HAVE AND TO HOLD unto the said GRANTEES, in fee simple forever, and to the successors and assigns of such forever, together with every contingent remainder and right of reversion.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on, this 25th day of February, 2026.



 SUSAN L. ROSSMAN, individually: Grantor

STATE OF ALABAMA)
 JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUSAN L. ROSSMAN**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 25th day of February, 2026.



 Sheryl M. Childers
 Notary Public for the State of Alabama
 My commission expires: March 8, 2026





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James D Allen
JAMES DAVID ALLEN, individually: Grantor

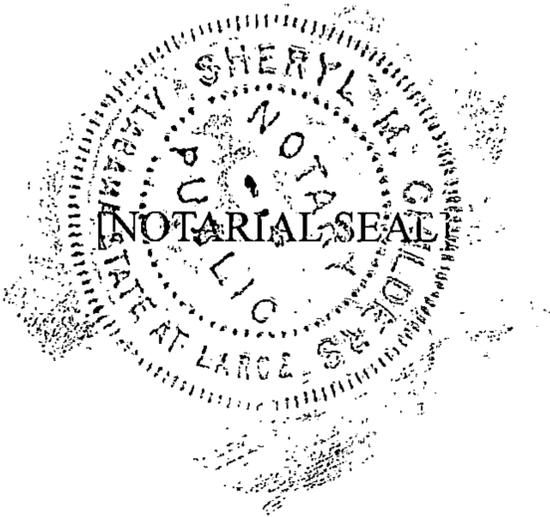
STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES DAVID ALLEN**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 25th day of February, 2026.

Sheryl M Childers
Sheryl M. Childers
Notary Public for the State of Alabama
My commission expires: March 8, 2026



Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alaba

Grantor's Name Susan L. Rossman and James David Allen

Grantee's Name The Susan L. Rossman Living Trust dated July 16, 2025 and The James David Allen Living Trust dated July 16, 2025

Mailing Address 124 Flagstone Drive
Chelsea, Alabama 35043

Mailing Address 124 Flagstone Drive
Chelsea, Alabama 35043

Property Address 124 Flagstone Drive
Chelsea, Alabama 35043

Date of Transfer 2/25/2026
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 436,000.00

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 Assessor's Records

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 2/25/2026

Print Susan L. Rossman and James David Allen

Unattested _____
(verified by)

Sign Susan L. Rossman James D Allen
(Grantors/Grantees/Owner Agent) circle one