

Send Tax Notice to:
The MGM Revocable Living Trust
dated September 5, 2025
310 Vine St.
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-26-2532**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Suzanne Lacey, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1072 Stoneykirk Road, Pelham, AL 35124

by **Madison Claire Fitz, Trustee, or her successors in interest, of The MGM Revocable Living Trust dated September 5, 2025, and any amendments thereto (herein referred to as "Grantee")**, whose mailing address is 310 Vine St., Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **310 Vine Street, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Suzanne Lacey is the sole surviving grantee of that certain deed recorded in inst#20250904000271430. The other grantee, Stanley Lenwood Lacey, having died on or about January 10, 2026.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 13 day of March, 2026

Suzanne Lacey
Suzanne Lacey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Suzanne Lacey whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of March, 2026.

Sandy Johnson
Notary Public
My Commission Expires: 05/02/2026

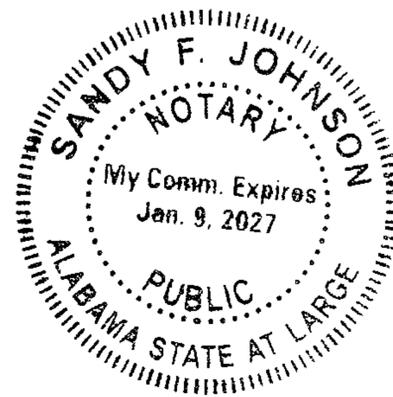


EXHIBIT A

Property 1:

Lots 10, 11, and 12, Block 1, according to the survey and map of Latham's Addition to the Town of Montevallo, Map Book 3, page 25, Alabama, as recorded in the office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2026 11:28:46 AM
\$273.00 JOANN
20260316000075150

Allen S. Boyd