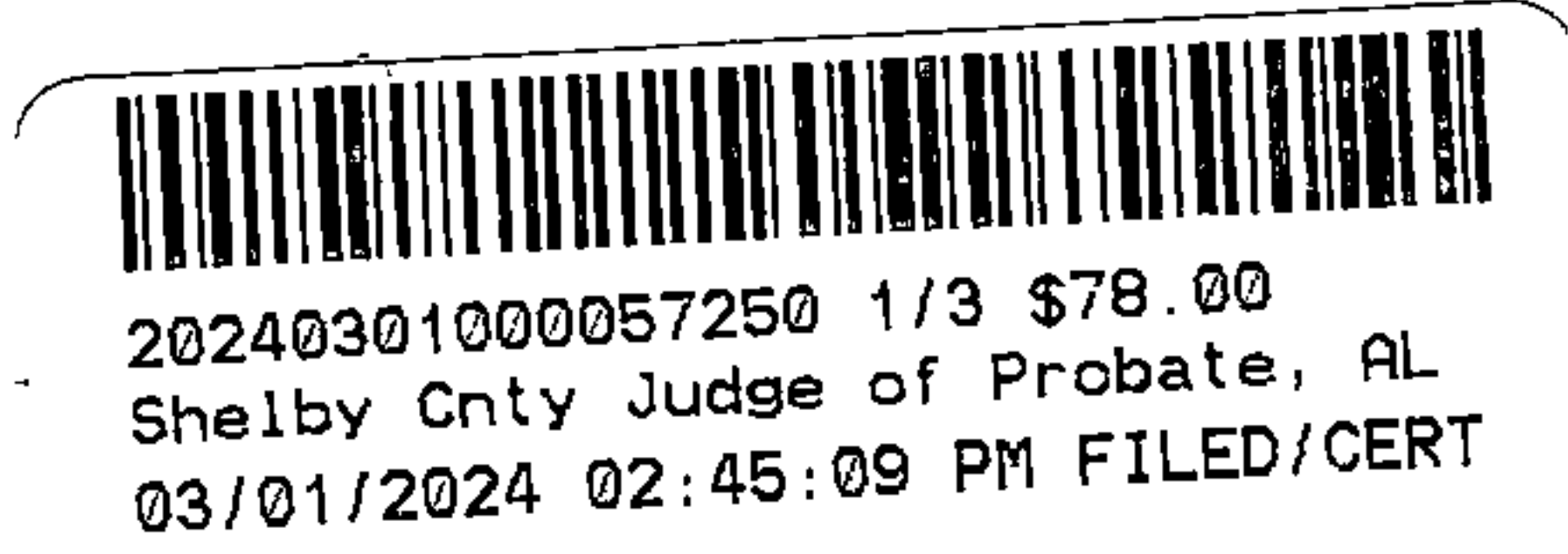


STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

THIS INDENTURE, made and entered into on this the 20 day of February, 2024, by and between **Charles E. DeVinner**, a married man, herein referred to as “Grantor” (whether one or more), does hereby grant, bargain, sell and convey unto **Charles E. DeVinner, Trustee of the Charles E. DeVinner Trust, dated February 20, 2024**, herein referred to as “Grantee” (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Lot 1, according to the Survey of Shoal Creek Highlands-First Sector, as recorded in Map Book 13 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.
SUBJECT TO:
Property Taxes for 1996 and subsequent-years. Easement (s) as shown by recorded plat, including a 20 foot easement along the Southerly side and a 25 foot along the Westerly and Easterly sides of lot. Restrictions, covenants, and conditions as set out in instrument (s) recorded in Real 339 page 410 in Probate Office.
Agreement with Alabama Power Company as to underground cables recorded in Real 210 page 425 and covenants pertaining thereto recorded in Real 210 page 424 in Probate Office.
Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 321 page 993; Deed 322 page 6 and Misc. Book 36 page 61 in Probate Office.

DESCRIPTION PROVIDED BY THE PARTIES.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

This property does not constitute the homestead of the grantor or their spouse.

NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 20 day of February, 2024.

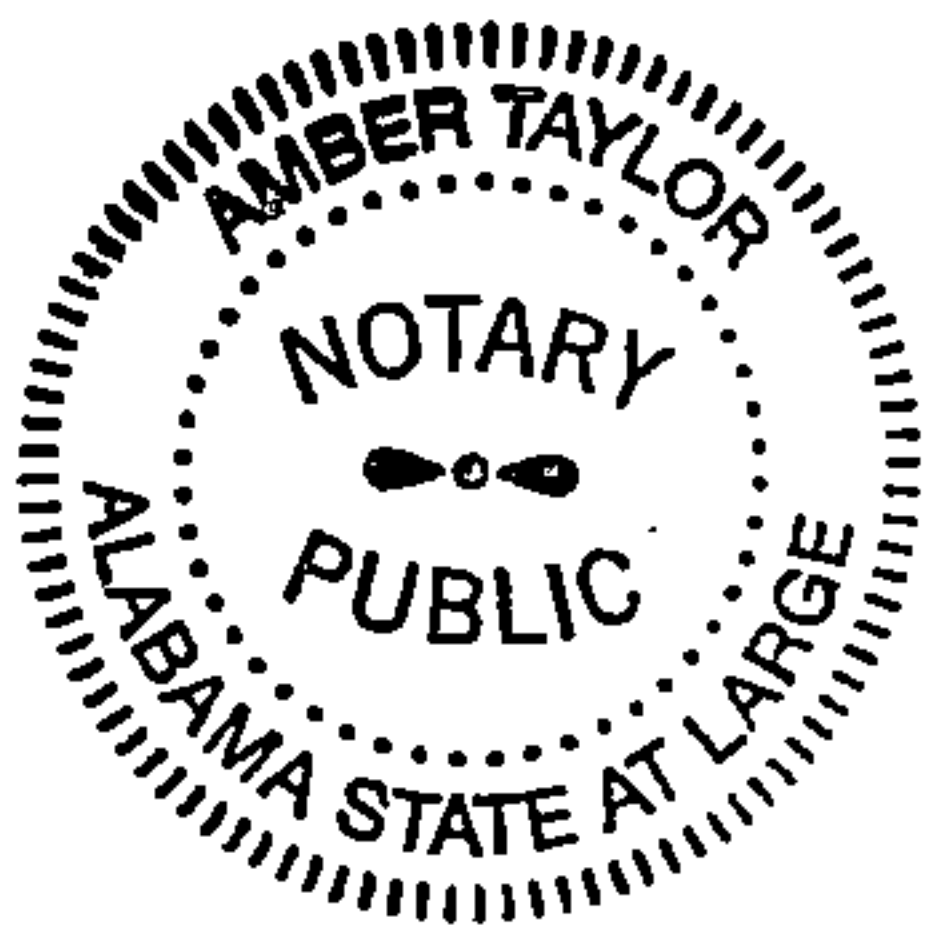
Charles E. DeVinner
Charles E. DeVinner

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Charles E. DeVinner**, whose name is 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of February, 20 .

[SEAL]




Amber Taylor
NOTARY PUBLIC

Grantee's Mailing Address

MY COMMISSION EXPIRES
MAY 10, 2027

Charles E. DeVinner Trust
389 Red Oak Court
Auburn, AL 36832


20240301000057250 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
03/01/2024 02:45:09 PM FILED/CERT

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794

Real Estate Sales Validation Form

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

Grantor's Name Charles E. DeVinner
Mailing Address 389 Red Oak Court
Auburn, Alabama 36832

Grantee's Name Charles E. DeVinner, Trustee of the Charles
Mailing Address E. DeVinner Trust, dated February 20, 2024
389 Red Oak Court
Auburn, Alabama 36832

Property Address Vacant Property

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 50,000.00

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

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 ^{CD} 3 March 24

Print Charles E DeVinner

☐ Unattested

Sign

Charles E DeVinner
(Grantor) Grantee/Owner/Agent) circle one

(verified by)

Form RT-1