* * WARRANTY DEED * *

Not Having Rights of Survivorship

STATE OF ALABAMA)

JEFFERSON COUNTY)

This Instrument Prepared by:
D. LEE HODGES, ATTORNEY
2100 1st Avenue North, Ste. 250
Birmingham, AL 35203
Phone 205.251.6306

KNOW ALL MEN BY THE PRESENTS, that, for and in consideration of the payment of the sum of EIGHTY-TWO THOUSAND AND NO/00 (\$82,000.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION which was in hand paid to the undersigned, MICHAEL ANTHONY HEARD, an individual, who is conveying a *59% interest in the subject property, and MICHAEL ANTHONY HEARD, as Trustee of the JAMES MICHAEL AUSTIN DOGNIBENE HEARD TRUST, created in/by the Last Will and Testament of JAMES JOSEPH DOGNIBENE, DECEASED [filed and probated in Walton County, Florida on 09/14/2011 in Probate Case # 11CP172] which Trust is conveying a 41% interest in the subject property (being hereinafter referred to as the "GRANTORS"), the receipt whereof is hereby acknowledged, the undersigned, MICHAEL ANTHONY HEARD, individually, and MICHAEL ANTHONY HEARD, as Trustee of the MICHAEL AUSTIN DOGNIBENE HEARD TRUST, hereby grant, bargain, sell and convey to MICHAEL ANTHONY HEARD, individually (being hereinafter referred to as "GRANTEE"), all of his or its right, title, interest and claim in or to the following below described real estate which is situated in Shelby County, Alabama, to-wit:

Lot 5B, according to the Final Plat of The Woodlands, Sector 4, as recorded in Map Book 36, page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

*Joanna Mitchell Heard (a former co-owner of the subject property along with Michael Anthony Heard) was previously a resident of Shelby County, Alabama; however, she died on 06/06/2017 in Jefferson County, Alabama. A copy of her <u>Certificate of Death</u> is attached hereto this instrument as "Exhibit A".

The subject property is <u>not</u> the homestead of Michael Anthony Heard, who has since remarried subsequent to the death of Joanna Mitchell Heard as indicated above.

TO HAVE AND TO HOLD unto said GRANTEE and his heirs and assigns forever.

And I/We do for myself/ourselves, and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I/We am/are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that I/We have a good right to sell and convey the same as aforesaid; that I/We will, and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

REAL ESTATE VALIDATION INFORMATION

20200310000095420 1/5 \$118.00

Shelby County, AL 03/10/2020 State of Alabama Deed Tax:\$82.00

20200310000095420 1/5 \$118.00 Shelby Cnty Judge of Probate, AL 03/10/2020 02:20:58 PM FILED/CERT Given under my hand and seal, this day of March, 2020.

Trustee of the James Michael Austin

Dognibene Heard Trust

STATE OF ALABAMA) JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that MICHAEL ANTHONY HEARD, whose name as Trustee of the MICHAEL AUSTIN DOGNIBENE HEARD TRUST 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 conveyance, he, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of MAL-1/

NOTARY PUBLIC

Commission expires: 01/29/2024

Shelby Cnty Judge of Probate, AL 03/10/2020 02:20:58 PM FILED/CERT

CERTIFICATION TO TRUST

The following certification is being made by MICHAEL ANTHONY HEARD, as the Trustee who executed the foregoing deed, and it is being made pursuant to, and in compliance with, *Code of Alabama* §19-3B-1013:

- 1. The JAMES MICHAEL AUSTIN DOGNIBENE HEARD TRUST currently exists; and, the date that the Trust instrument was created is 09/14/2011 (this being the date of the probating of the Last Will and Testament of James Joseph Dognibene, Deceased, occurring in Walton County, Florida); and,
- 2. The identity of the Settlor of that trust is the Estate of James Joseph Dognibene, Deceased; and,
- 3. The identity and address of the currently acting Trustee is MICHAEL ANTHONY HEARD, 46 Blue Bayou Drive, Santa Rosa Beach, FL 32459; and,
- 4. The powers of the Trustee in the pending transaction are found in the following instrument: the <u>Last Will and Testament</u> of JAMES JOSEPH DOGNIBENE, DECEASED [Walton County, Florida Probate Case # 11CP172, which document states, *inter alia*, as follows (See ITEM ELEVEN (c): "...Said fiduciary shall the power, in his sole discretion, to sell, mortgage, exchange, lease and otherwise dispose of al (sic) or any of the property in his possession or under his control..."; and,
 - 5. The said Trust is irrevocable; and,
 - 6. There exists no person holding the power to revoke the Trust; and,
- 7. The authority of co-Trustees to sign or otherwise authenticate is not required by the Trust; and,
 - 8. The Trust allows less than all Trustees to exercise the powers of the Trustee; and,
 - 9. The Trusts has no taxpayer identification number; and,
- 10. Title to the Trust property will be taken in the name of MICHAEL ANTHONY HEARD, an individual; and,
- 11. The JAMES MICHAEL AUSTIN DOGNIBENE HEARD TRUST has not been revoked, modified, or amended in any manner that would cause the representations contained in this <u>Certification of Trust</u> to be incorrect.

202003100000095420 3/5 \$118.00 Shelby Cnty Judge of Probate, AL 03/10/2020 02:20:58 PM FILED/CERT 3/9/2070 Date

MICHAEL ANTHONY MEARD
Trustee of the James Michael Austin

Dognibene Heard Trust

THE FRONT OF THIS DOCUMENT IS PINK THE BACK OF THIS DOCUMENT IS BLUE AND HAS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

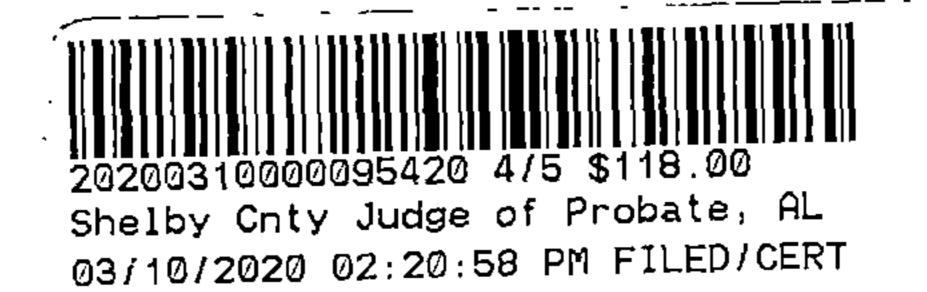
Center for Health Statistics
ALABAMA CERTIFICATE OF DEATH File Number 101 2017-2202

1. DECEASED LEGAL NAME	ALA	BAMA CERT	TIFICAT	E OF DE	CATH Number		VD TIME OF DEATH	
							2. DATE AND TIME OF DEATH	
Joanna Mitchell Heard 3. ALIAS NAME(IF ANY)							, 2017 1910 ND TIME PRONOUNCED DEAD	
None Given					•			
	ITY, TOWN OR LOC	ATION OF DEATH AND	ZIP CODE	7. PLACE O	F DEATH			
Jefferson	rmingham, 3	5233).	Liniver	 sity of Alabai	ma Hosnii	fa Î	
		O FIRST MARRIAGE		, OHIVOI	Sity Of Filadai	iia itospi	10. SERVED IN	
Female	itchell	-	•		•		No ARMED FORCES	
11. AGE UNDER 1 YEAR UNDER	ER 1 YEAR UNDER 1 DAY 12. DATE OF BIRTH 13. BIRTHPLACE (State or Foreign Country)				oreign Country)	14	4. SOCIAL SECURITY NUMBE	
62 MONTHS DAYS HRS	MINS Jun	21, 1954 Alabama						
15. MARITAL STATUS 16. SURVIVIN	GE				17. RESIDENCE STATE			
Married Michae		· · · · · · · · · · · · · · · · · · ·	. · ·	Alaba	Alabama			
RESIDENCE COUNTY 19. CITY, TOWN OR LOCATION AND ZIP CODE				20. STREET ADDRESS				
Shelby 21. Informant name, relationship and		1198 Woo	odlands Way	٠.	<u> </u>			
		* * * * * * * * * * * * * * * * * * *	, TY.1	1 . Ar 26000		•		
Michael Anthony Heard, Hu 22. FATHER/PARENT NAME PRIOR TO FIRS		woodlands wa			IE PRIOR TO FIRST	MARRIAGE		
Nicholas John Mitchell				ea Letchas		<u> </u>		
	RY OR CREMATORY		Antin		LOCATION			
Cremation Abanks	Mortuary and	Crematory		Birmingham,			Alabama	
27. DATE OF DISPOSITION 28. FUNERAL		01011401			LICENSE NUMBER		ATE SIGNED	
Jun 9, 2017 Carey B	ryant Boals				<u> </u>	Ju	n 13, 2017	
31. FUNERAL HOME NAME AND ADDRESS						32. LI	CENSE NUMBER	
Abanks Mortuary, 808 5th A	Avenue North	i, Birmingham,	<u>AL 35203</u>	·	• •			
33.						•		
MEDICAL CERTIFICA	rion: X	CERTIFYING PHYSIC	IAN	MEDICAL EXAN		CORONER		
34. NAME					LICENSE NUMBER			
Michael Garrett Hurst MD 37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH					33184	Ju	n 7, 2017	
		_			•		e e e e e e e e e e e e e e e e e e e	
1713 6th Ave South, Birmingham, Alabama 35233 38. REGISTRAR						39. D	ATE FILED	
Catherine Molchan Donald					-	Jui	n 13, 2017	
Outiloi illo illoiolidia ib olidid		CAUSE (F DEATI	I	· · · · · · · · · · · · · · · · · · ·			
40. PART I. DISEASES, INJURIES OR COMPL	ICATIONS THAT CA					-	INTERVAL	
IMMEDIATE CAUSE A. Septic Shock							1 week	
DUE TO (OR AS A CONSEQUENCE OF):					•		, .	
B. Pancreatic adenocarcinoma							18 months	
DUE TO (OR AS A CONSEQUENCE OF):					· · · · · · · · · · · · · · · · · · ·	•		
DUE TO (OR AS A CONSEQUENCE OF): C. DUE TO (OR AS A CONSEQUENCE OF):								
DUE TO (OR AS A CONSEQ	UENCE OFJ:	-		•			}-	
L D. 41. PART II. OTHER SIGNIFICANT CONDITI	ONS CONTRIBUTIN	G TO DEATH						
-			•	·	•		•	
42. MANNER OF DEATH	43. PREGNANT (II	F FEMALE)	44. AUTOPSY	45. FINDINGS CONSIDERED	46. TOXICOLOGY	47. FINDINGS CONSIDERE	48. TOBACCO USE CONTRIBUTED TO DEATE	
Natural Causes			No	,	No		No	
49. HOW INJURY OCCURRED	<u></u>		- 					
		•					n ,	
50. DATE AND TIME OF INJURY			52. IF TIVANSPO	RT, TION INJURY, S	SPECIFY			
					<u> </u>			
53. PLACE OF INJURY	54. LOCATION OF INJU	JRY						
		<u> </u>	· 	<u> </u>			i nati tra Parameia i	
					~~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~		ADPH HS E2/REV 01	

This is an official certified copy of the original fectord filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2017-300-426-1

June 19, 2017

ANN AL HARRYMONES WOLD MAKES DECOUNTER



Catherine Molchan Donald State Registrar of Vital Statistics GRANTOR: Michael Anthony Heard

Michael Anthony Heard, Trustee

Address: 46 Blue Bayou Drive Santa Rosa Beach, FL 32459

GRANTEE: Michael Anthony Heard

Address: 46 Blue Bayou Drive Santa Rosa Beach, FL 32459

Property Address: 1198 Woodlands Way, Helena, AL 35080

Date of Sale: See below date Total Purchase Price: \$82,000.00 (OR) Actual Value: \$

(OR) Assessor's Market Value: \$

The purchase price or actual value claimed 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
<u>XX</u>	Real Property Tax Appraisal
	Other

The undersigned Grantors do hereby attest, to the best of his/its knowledge and belief that the above information is true and accurate. The undersigned Grantors further understand(s) that any false statements claimed may result in the imposition of the penalties indicated in *Code of Alabama* §40-22-1(h).

Given under my hand and seal, this _____ day of March, 2020.

MICHAEL ANTHONY HEARD, Individually

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that MICHAEL ANTHONY HEARD, an individual, whose name(s) is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the same bears date.

Given under my hand and seal, this

7

day of March, 2020.

20200310000095420 5/5 \$118.00

Shelby Cnty Judge of Probate, AL 03/10/2020 02:20:58 PM FILED/CERT

NOTARY PUBLIC

Commission expires: 01/29/2024