

**20210414000185020**  
**04/14/2021 08:24:40 AM**  
**DEEDS 1/5**

**\$ 660,000.00 (Purchase Price)**



**Ann Harpole, Esq.**  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

**www**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIX HUNDRED AND SIXTY THOUSAND DOLLARS AND NO/100 (\$660,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **MATTHEW D. SHAFFER and AMY SHAFFER, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019, TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.** (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE  
SUBJECT TO:

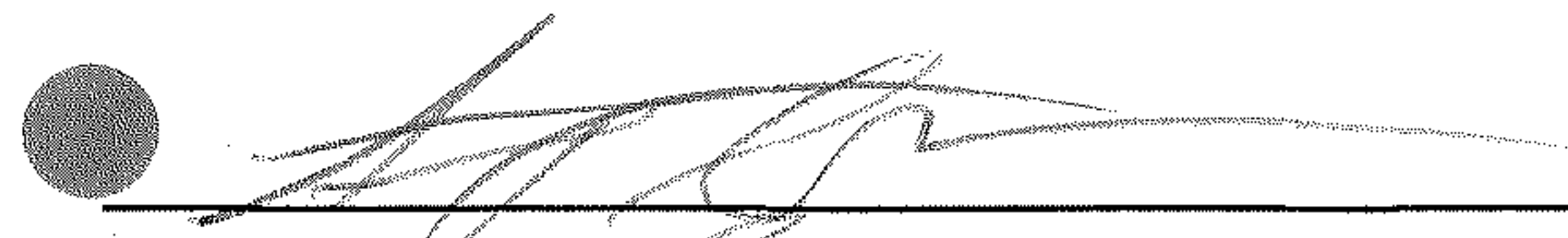
1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. Declaration of Easements and Master Protective Covenants recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543, Instrument No. 1999-31095 and Instrument No. 1999- 43196.

5. Right of way granted Birmingham Water and Sewer Board by instrument recorded in Instrument No. 1997-4027 and Instrument No. 1996-25667.
6. Lake Easement Agreement by and between Highland Lake Properties, Ltd. and Highland Lake Development, Ltd. recorded in Instrument No. 1993-15705.
7. Terms, conditions, obligations, rules, regulations and by-laws of Highland Lakes Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 9402/3947 in Jefferson County, Alabama.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any such interest which they may own.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS has hereunto set their hands and seals this  
5<sup>th</sup> day of March, 2021.

  
MATTHEW D. SHAFFER


  
AMY SHAFFER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State, hereby certify that, **MATTHEW D. SHAFFER** 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>TH</sup> day of MARCH, 2021.  
(AFFIX NOTARIAL SEAL)

*Victoria Pinkins*  
Notary Public  
Alabama at Large  
My Commission Expires 10/08/2023


 *Victoria Pinkins*  
NOTARY PUBLIC  
My Commission Expires: 10-08-2023

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State, hereby certify that, **AMY SHAFFER**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>TH</sup> day of MARCH, 2021.  
(AFFIX NOTARIAL SEAL)

*Victoria Pinkins*  
Notary Public  
Alabama at Large  
My Commission Expires 10/08/2023

 *Victoria Pinkins*  
NOTARY PUBLIC  
My Commission Expires: 10-08-2023

PROPERTY ADDRESS:  
1024 Fairmont Circle  
Birmingham, AL 35242

GRANTEE'S ADDRESS:

2707 W. 118<sup>TH</sup> ST.  
Omaha, NE 68164

GRANTOR'S ADDRESS:

1024 Fairmont Circle  
Birmingham, AL 35242

THIS DEED MADE EFFECTIVE AS OF: April 5, 2021



EXHIBIT A

LOT 1041, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 10TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND THE MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLANDS LAKES, A RESIDENTIAL SUBDIVISION, 10TH SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 1999-43196 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Real Estate Sales Validation Form

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

Grantor's Name	Matthew D. Shaffer Amy Shaffer	Grantee's Name	N. P. Dodge Jr. Trust
Mailing Address	1024 Fairmont Circle Birmingham, AL. 35242	Mailing Address	2707 N. 118 <sup>th</sup> Street Omaha, NE 68164
Property Address	1024 Fairmont Circle Birmingham, AL 35242	Date of Sale	5th day of April, 2021
		Total Purchase Price	\$660,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

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.

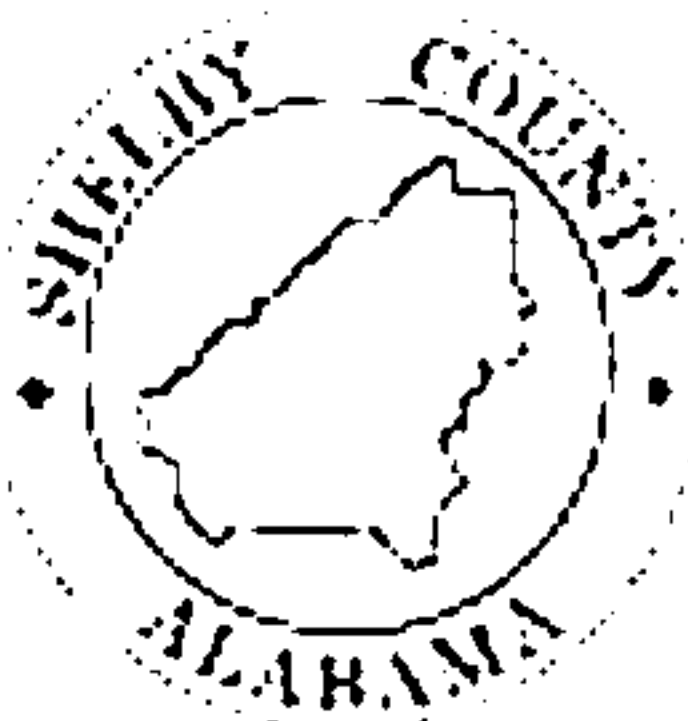
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	04/02/2021	Print	Carmen F. Brown
<input type="checkbox"/> Unattested	<input type="checkbox"/> (verified by)	Sign	
		(Grantor/Grantee/owner/agent) circle one	

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/14/2021 08:24:40 AM  
\$695.00 CHERRY  
20210414000185020

Alexis Bayl