

This Instrument Prepared By:

\$ 660,000.00 (Purchase Price)



HARPOLE LAW, LLC

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

STATE OF ALABAMA

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§
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WARRANTY DEED

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/S herein, the receipt whereof is acknowledged, **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 **GRANTOR**), does hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto CHRISTINA M. MCLEAN, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT “A”

This conveyance is made to Grantee/s absolutely and in fee simple together with all and singular rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto, but subject to the following:

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 Grantor to convey any such interest which it may own.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantees in this instrument.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 16th day March, 2021.

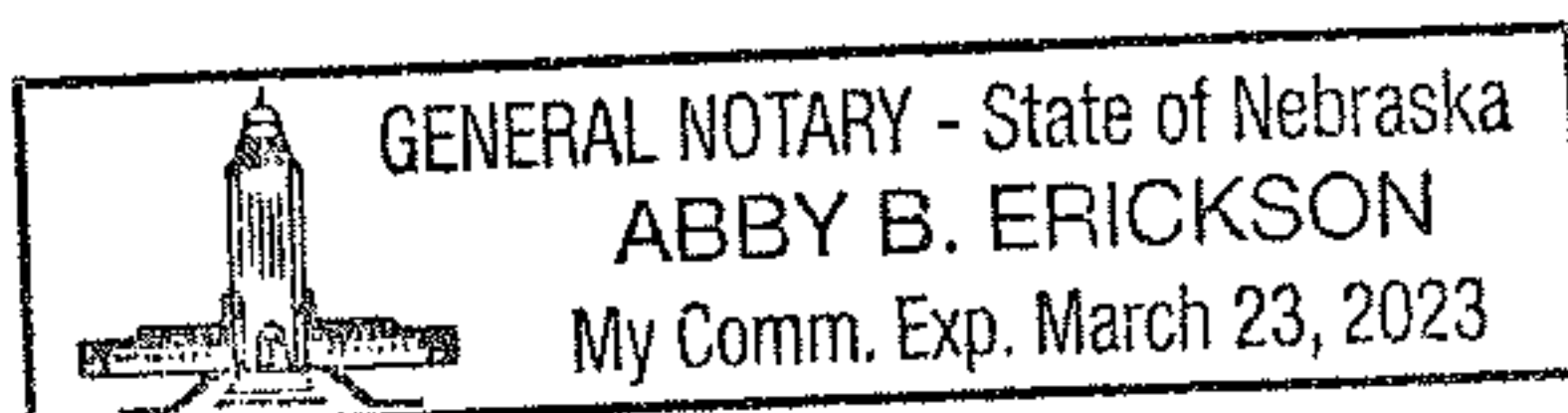
N. P. Dodge Jr.

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.

STATE OF Nebraska
COUNTY OF Douglas

I, the undersigned Notary Public, in and for said State, hereby certify that N. P. DODGE, JR., whose name is signed to the foregoing conveyance 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 ADITONAL 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., 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 on behalf of and as the act and deed of 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 ADITONAL 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., in his capacity 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 ADITONAL 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., voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March, 2021
(AFFIX NOTARIAL SEAL)



Abby B. Erickson
NOTARY PUBLIC

My Commission Expires: 3/23/23

PROPERTY ADDRESS:

1024 Fairmont Circle
Birmingham, AL 35242

GRANTEE'S ADDRESS:

1024 Fairmont Cir.
Birmingham, AL 35242

GRANTOR'S ADDRESS:

2707 W. 118th Street
Omaha, NE 68164

THIS DEED SHALL BE 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	N. P. Dodge Jr. Trust	Grantee's Name	Christina M. McLean
Mailing Address	2707 N. 118th Street	Mailing Address	1024 Fairmont Circle
	Omaha, NE 68164		Birmingham, AL 35242
Property Address	1024 Fairmont Circle	Date of Sale	5th day of April, 2021
	Birmingham, AL 35242	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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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.

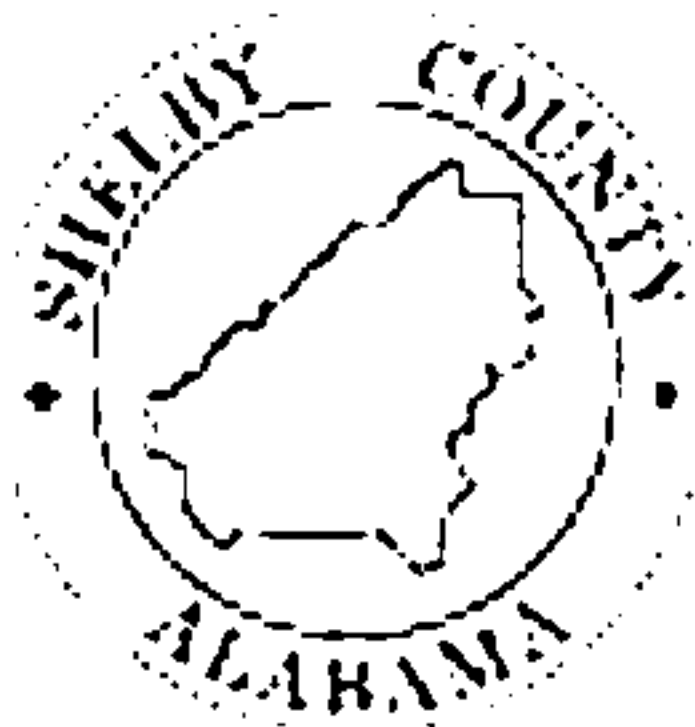
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	Christina M. McLean
Unattested	(verified by)	Sign	
			(Grantor/Grantee/owner/agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2021 08:24:41 AM
\$167.00 CHERRY
20210414000185030

Allen S. Bayl