20220114000017060 1/6 $481.00
Shelby Cnty Judge of Probate, AL
01/14/2022 08:21:30 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
511 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
John Edward Rohwedder and Sara K. Rohwedder, Co-Trustees of the Rohwedder Family Trust
308 Lauren Circle
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 ($10.00), and other good and valuable consideration, provided to **John E. Rohwedder** and **Sara Rohwedder,** husband and wife with right of survivorship, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **John Edward Rohwedder and Sara K. Rohwedder, Co-Trustees of the Rohwedder Family Trust, dated December 29, 2021 and any amendments thereto,** (hereinafter called the "Grantees"), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 16, ACCORDING TO THE SURVEY OF HEATHERWOOD FOREST SECTOR 1, AS RECORDED IN MAP BOOK 13, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to all restrictions, covenants or rights of way listed on the deed in Instr. # 1998-08397.

Any other mortgage or indebtedness existing at the time of the transfer of this property by the Grantors.

Address of Property: 308 Lauren Circle, Hoover, Alabama 35244.

TO HAVE AND TO HOLD unto said Grantees, and their heirs, assigns and beneficiaries, forever.

AND said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantees, and their heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantees, and Grantees' heirs, assigns and beneficiaries forever, against the lawful claims of all others.

Shelby County, AL 01/14/2022
State of Alabama
Deed Tax:$443.00

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IN WITNESS WHEREOF, we the undersigned Grantors have set our hands and seals on this the 29 **day of** December, **2021.**

JOHN E. ROHWEDDER, Grantor

Sara K. Rohwedder

SARA K. ROHWEDDER, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that, JOHN E. ROHWEDDER and SARA K. ROHWEDDER whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December, 2021.

NOTARY PUBLIC

11/21/22

Harry Emmanuel Scozzaro, Jr.
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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ACKNOWLEDGMENT OF CONVEYANCE INTO THE ROHWEDDER FAMILY TRUST

We, the Grantees of the above-referenced property, **as Co-Trustees for the Rohwedder Family Trust,** hereby acknowledge by our signatures and seals below that we are Trustees of the Anderson Family Trust. We further acknowledge that this statutory warranty deed is specifically executed for the purpose of placing into said Trust the real property identified above.

Further, filed herewith as an Exhibit is the **Certificate of Trust** representing the existence of the Rohwedder Family Trust signed by us as Co-Trustees.

As evidenced by our signatures below, we, the Grantees, accept the interests and provisions of the foregoing deed

John Edward Rohwedder as Co-Trustee of Rohwedder Family Trust, dated December 29, 2021 and any amendments thereto

Sara K. Rohwedder as Co- Trustee of the Rohwedder Family Trust, dated December 29, 2021 and any amendments thereto

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that JOHN EDWARD ROHWEDDER and SARA K. ROHWEDDER, as Co-Trustees of the Rohwedder Family Trust, whose names are signed to the foregoing acceptance and who are known to me, acknowledged on this day that, being informed of the contents of the same, they execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December, 2021.

Harry Emmanuel Scozzaro, Jr. NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC
11/21/22

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Certification of Trust for the Rohwedder Family Trust

This Certification of Trust is made pursuant to Ala. Code. Sec. 19-3B-1013.

1. The name of trust: *Rohwedder Family Trust.*

2. The trust is an Alabama Revocable Living Trust and presently exists.

3. The trust was established and executed on December 29, 2021.

4. Settlors or Grantors of the trust: John Edward Rohwedder and Sara K. Rohwedder, a married couple.

5. Primary beneficiaries of the trust: John Edward Rohwedder and Sara K. Rohwedder.

6. The trust is amendable by the trustees as directed in the trust document.

7. The currently acting Trustees of trust are:

   - John Edward Rohwedder, Husband.

   - Sara K. Rohwedder, Wife.

8. The tax identification number of the trust is the social security number of either grantor John Edward Rohwedder (484-88-9871) or Sara K. Rohwedder (484-72-0653). If only one grantor is alive then the tax identification number shall be the social security number of the surviving grantor.

9. Assets held in trust shall be titled as follows:

   - **John Edward Rohwedder and Sara K. Rohwedder as Trustees for the Rohwedder Family Trust dated December 29, 2021, and any amendments thereto.**

10. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge. encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.

11. Excerpts from the trust agreement that establish the trust, designate the Trustees. and set forth the powers of the Trustees will be provided upon request.

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12. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustee makes of funds or other property delivered to the Trustee.

The statements made above are accurate and the trust has not been revoked or amended in any way (other than noted above) that would cause the representations in this Certification of Trust to be incorrect.

The currently acting Trustees of the trust are identified above and hereby sign this Certification of Trust.

JOHN EDWARD ROHWEDDER
Co-Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said state and county, personally appeared JOHN EDWARD ROHWEDDER, known to me, to acknowledge he has read the contents of this Certification of Trust and avers that the same are true and correct, on this the 29 day of December, 2021.

Harry Emmanuel Scozzaro, Jr. NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC 11/21/22

SARA K. ROHWEDDER
Co-Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said state and county, personally appeared SARA K. ROHWEDDER, known to me, to acknowledge she has read the contents of this Certification of Trust and avers that the same are true and correct, on this the 29 day of December, 2021.

Harry Emmanuel Scozzaro, Jr. NOTARY PUBLIC ALABAMA STATE AT LARGE

NOTARY PUBLIC 11/21/22

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Real Estate Sales Validation Form

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

Grantor's Name: John E. Rohwedder
Mailing Address: Sara K Rohwedder
308 Lauren Cir.
Birmingham, AL 35244

Grantee's Name: John E. Rohwedder & Sara K Rohwedder, Trustees of the Rohwedder Family Trust
Mailing Address: 308 Lauren Circle
Birmingham, AL 35244

Property Address: 308 Lauren Circle
Birmingham, AL 35244

Date of Sale: 12/29/21

Total Purchase Price: $

or

Actual Value: $

or

Assessor's Market Value: $ 442,700.00

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
- [x] Other Tax Assessor

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: 1-14-22

Print: H. Emmanuel Scozzaro, Jr.

- [ ] Unattested (verified by)

Sign: _____ (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms