

Send tax notice to:
Mark Vaporean and Judith Vaporean, Trustees
2802 Regency Court
Birmingham, AL 35242

This instrument prepared by:
A. Eric Johnston, Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$1.00 and other good and valuable consideration in hand paid to **Mark Vaporean**, and spouse **Judith Vaporean** ("Grantor"), by **Mark Lewis Vaporean and Judith Irene Verrill Vaporean, Trustees, or any successor Trustee of the Mark and Judith Vaporean Trust dated the 21st of April, 2022** ("Grantee") the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2955, according to the Map of Highland Lakes, an Eddleman Community, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33-B, in the Probate office of Shelby County, Alabama.


Ingress/Egress Easement shown on Exhibit "A" attached.

Subject to mortgages, restrictions, encumbrances, and other matters of record.

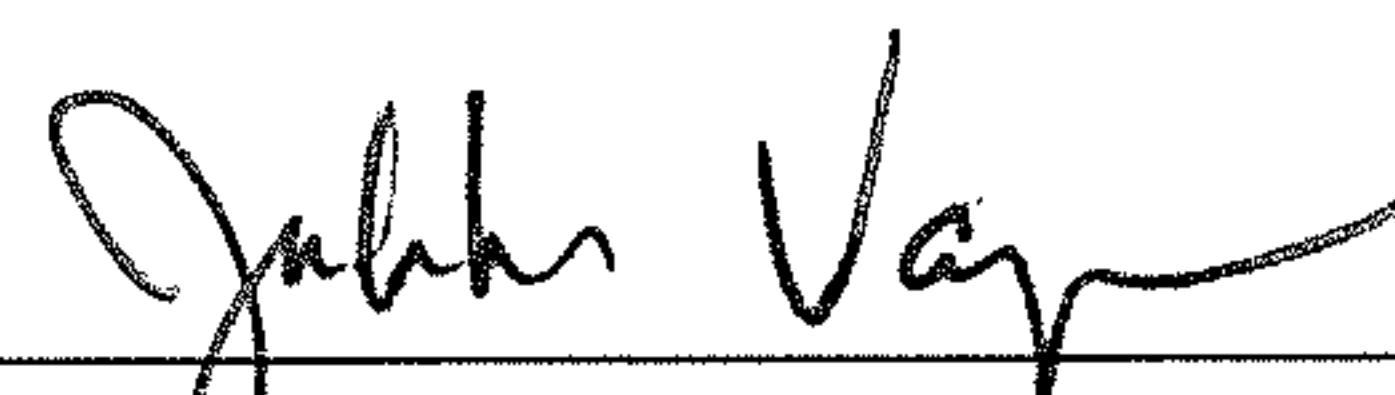
NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused the presents to be executed on the 21st day of April, 2022.



Mark Vaporean

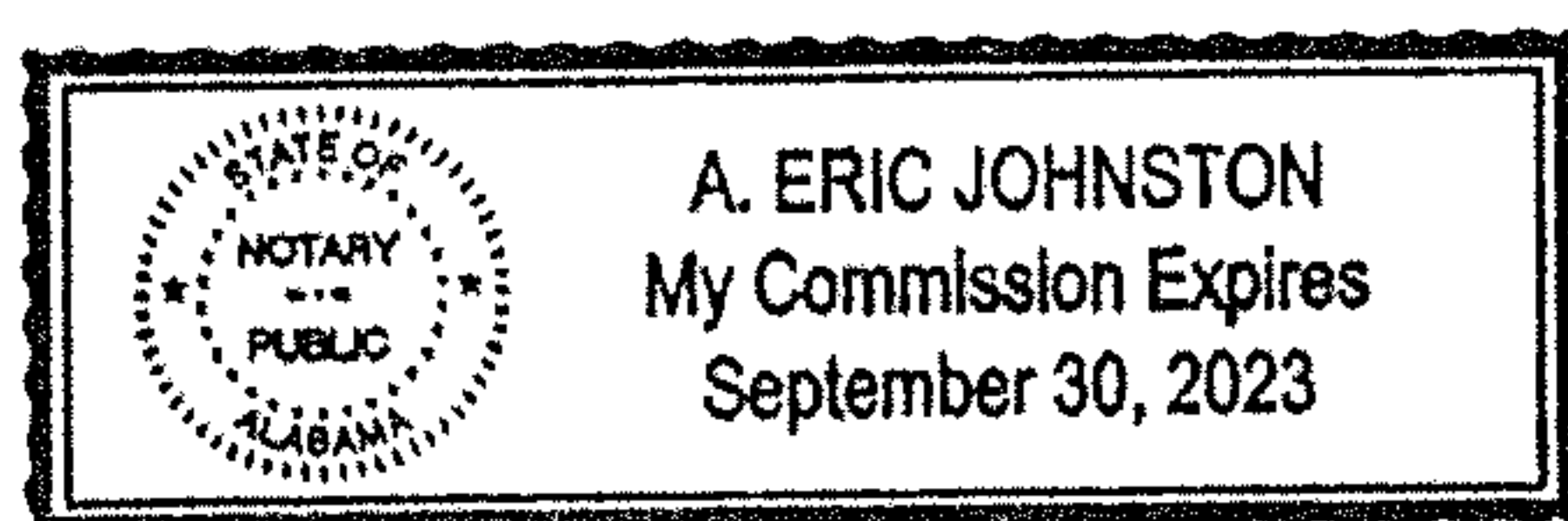


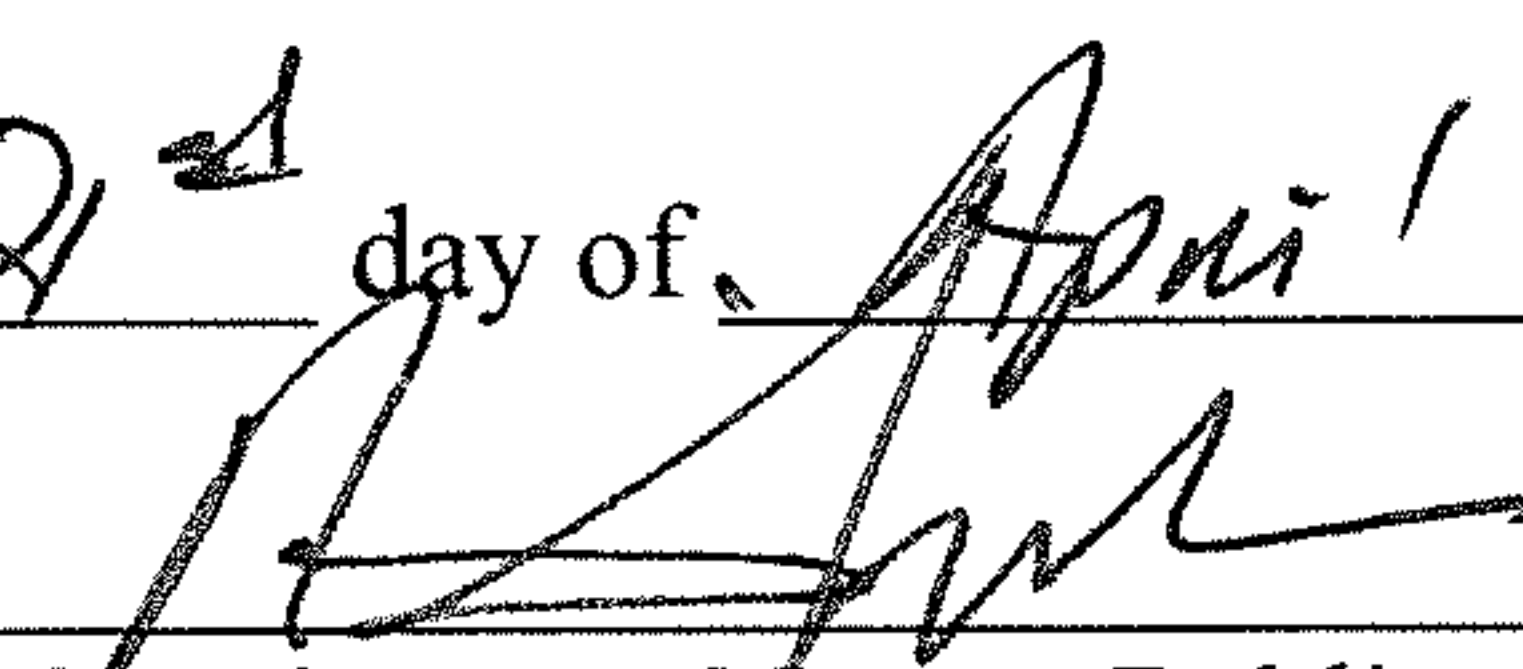
Judith Vaporean

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mark Vaporean and Judith Vaporean, whose names are signed to the foregoing instrument 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.

Given under my hand and official seal this the 21st day of April, 2022.





A. Eric Johnston, Notary Public

Exhibit "A"
Ingress/Egress Easement

Easement for ingress/egress to service Lot 2955:

Beginning at an existing iron rebar set by Arrington and being the most southerly corner of Lot 2955, Highland Lakes, 29th Sector, an Eddleman Community, run N 66 degrees 55 minutes 07 seconds W along the southwest line of said Lot 2955 for a distance of 118.55 feet to an existing iron rebar being the southwesterly corner of said Lot 2955; thence turn an angle to the left of 113 degrees 50 minutes 56 seconds and run in a southerly direction for a distance of 10.0 feet; thence turn an angle to the left of 59 degrees 01 minutes 46 seconds and run in a southeasterly direction for a distance of 121.03 feet to a point on the west right-of-way line of Regency Court, said right-of-way being in a curve, said curve being concave in an easterly direction and having a central angle of 26 degrees 02 minutes 55 seconds and a radius of 55.0 feet; thence turn an angle to the left (110 degrees 09 minutes 28 seconds to the chord of said curve) and run in a northerly and northeasterly direction along the arc of said curve and along the westerly right-of-way line of Regency Court for a distance of 25.0 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Mark and Judith Vaporean	Grantee's Name	Mark and Judith Vaporean Trust
Mailing Address	2802 Regency Court Birmingham, Al 35242	Mailing Address	2802 Regency Court Birmingham, Al 35242
Property Address	2802 Regency Court Birmingham, Al 35242	Date of Sale	4-21-22
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 403,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other Tax Accessor
<input 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 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 4.21.22

Print A. Eric Johnston

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Unattested
Filed and Recorded
Official Public Records (verified by)
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2022 02:20:45 PM
\$432.00 PAYGE
20220421000164580

A. Eric Johnston

Form RT-1