

SEND TAX NOTICE TO:
Premier Fiduciary Services, Inc, as Trustee for
CJS 2015 BDI Trust
9332 Sunrise Lane
Orland Park, IL 60462

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventeen Thousand dollars & no cents (\$317,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Lindsay M. Klein, a WMAVVIC woman and Lindsay M. Klein, Trustee, or her successors in trust, under the Klein Living Trust, dated February 12, 2021, and any amendments thereto (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Premier Fiduciary Services, Inc, as Trustee for CJS 2015 BDI Trust (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 179A, ACCORDING TO THE SURVEY OF FINAL PLAT OF THE RESIDENTIAL SUBDIVISION OF INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFCE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 110 A & B.

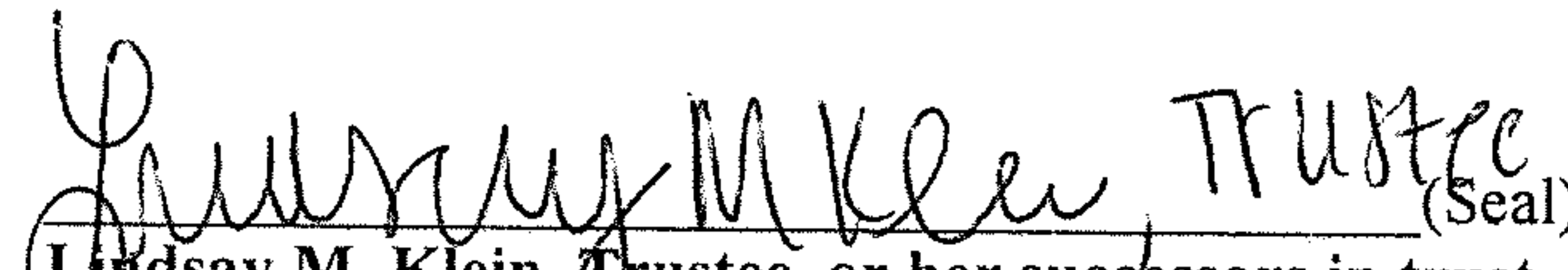
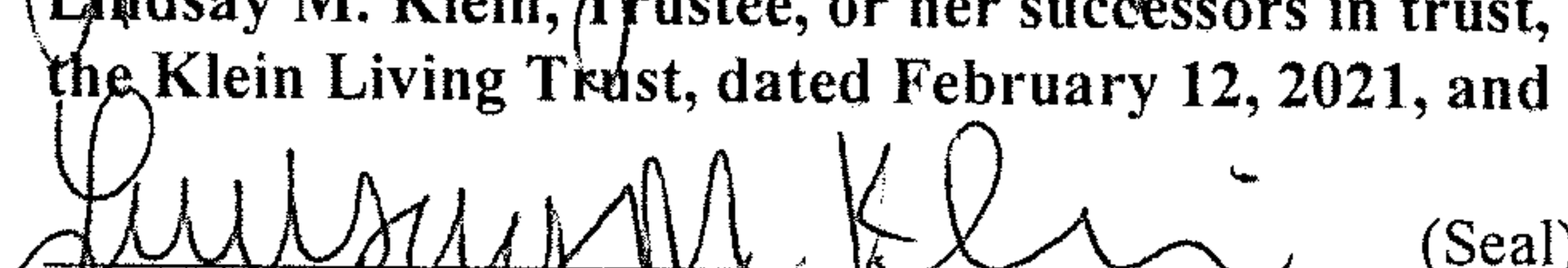
Articles of Incorporation of Inverness Cove Residential Association, Inc. filed 9/13/2005 in Instrument #20050913000474450.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20051006000521560, further Amendment to Inverness Cove filed 1/30/2006 filed in Instrument #20060130000047870 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **August 5, 2022** .


Lindsay M. Klein, Trustee, or her successors in trust, under
the Klein Living Trust, dated February 12, 2021, and any am

Lindsay M. Klein (Seal)

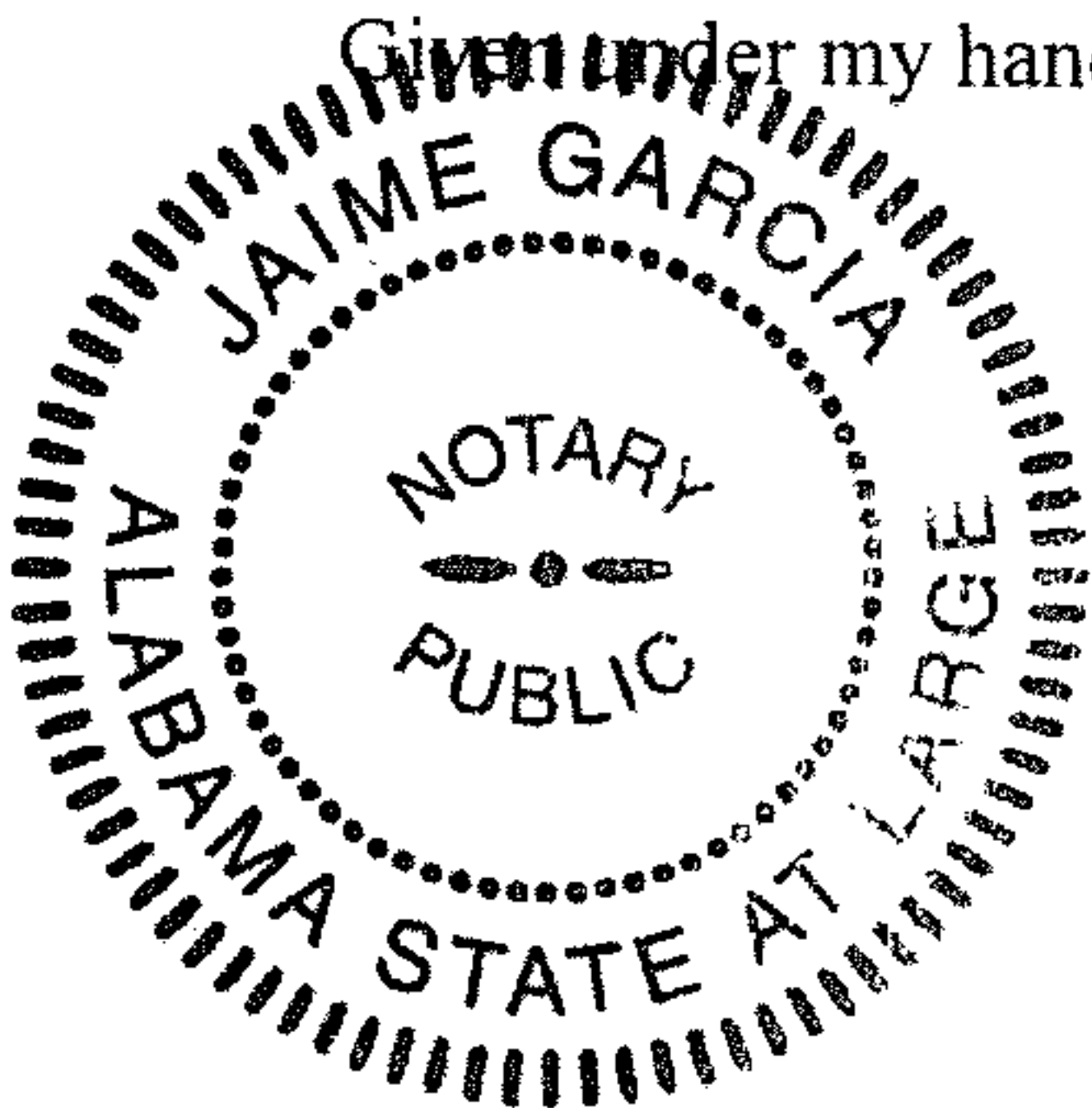
STATE OF ALABAMA

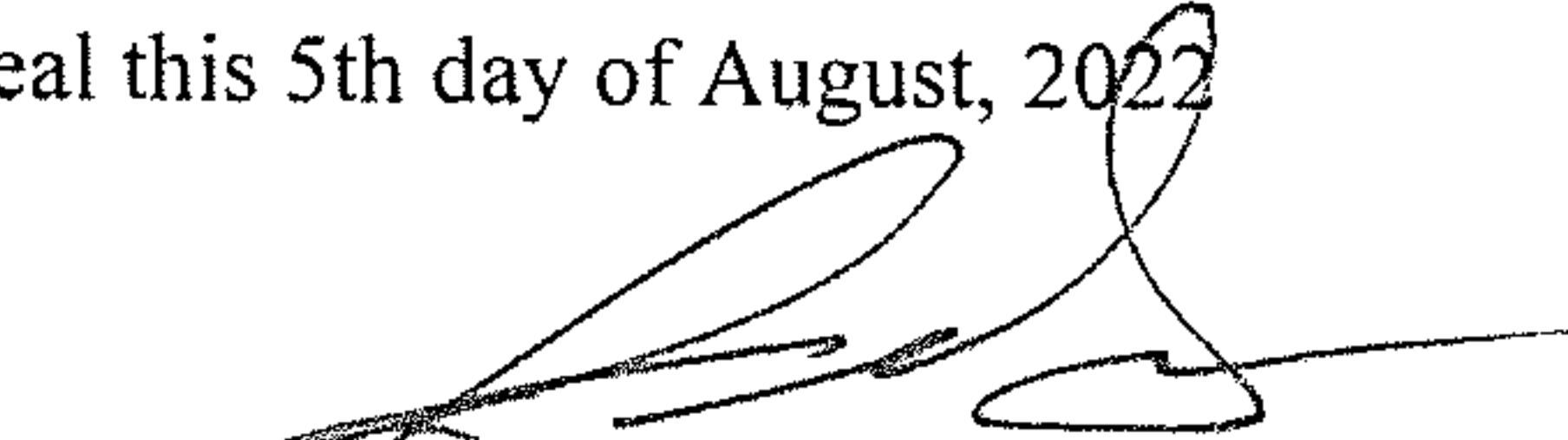
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lindsay M. Klein**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

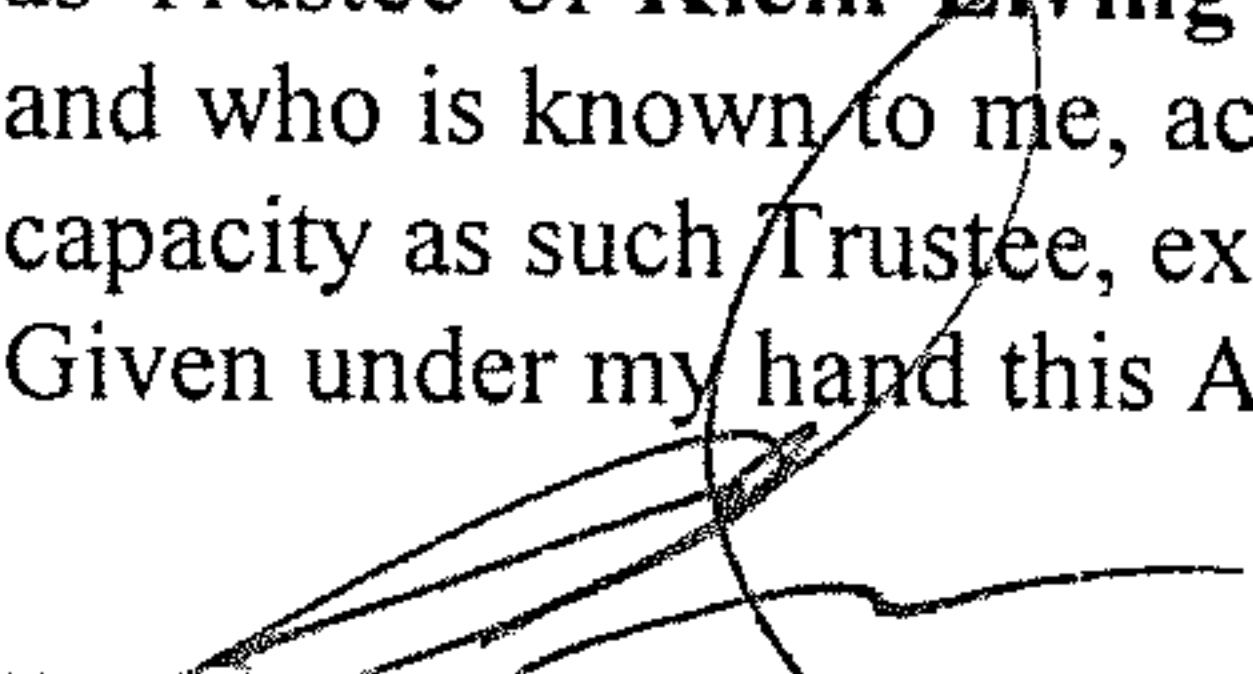
Given under my hand and official seal this 5th day of August, 2022





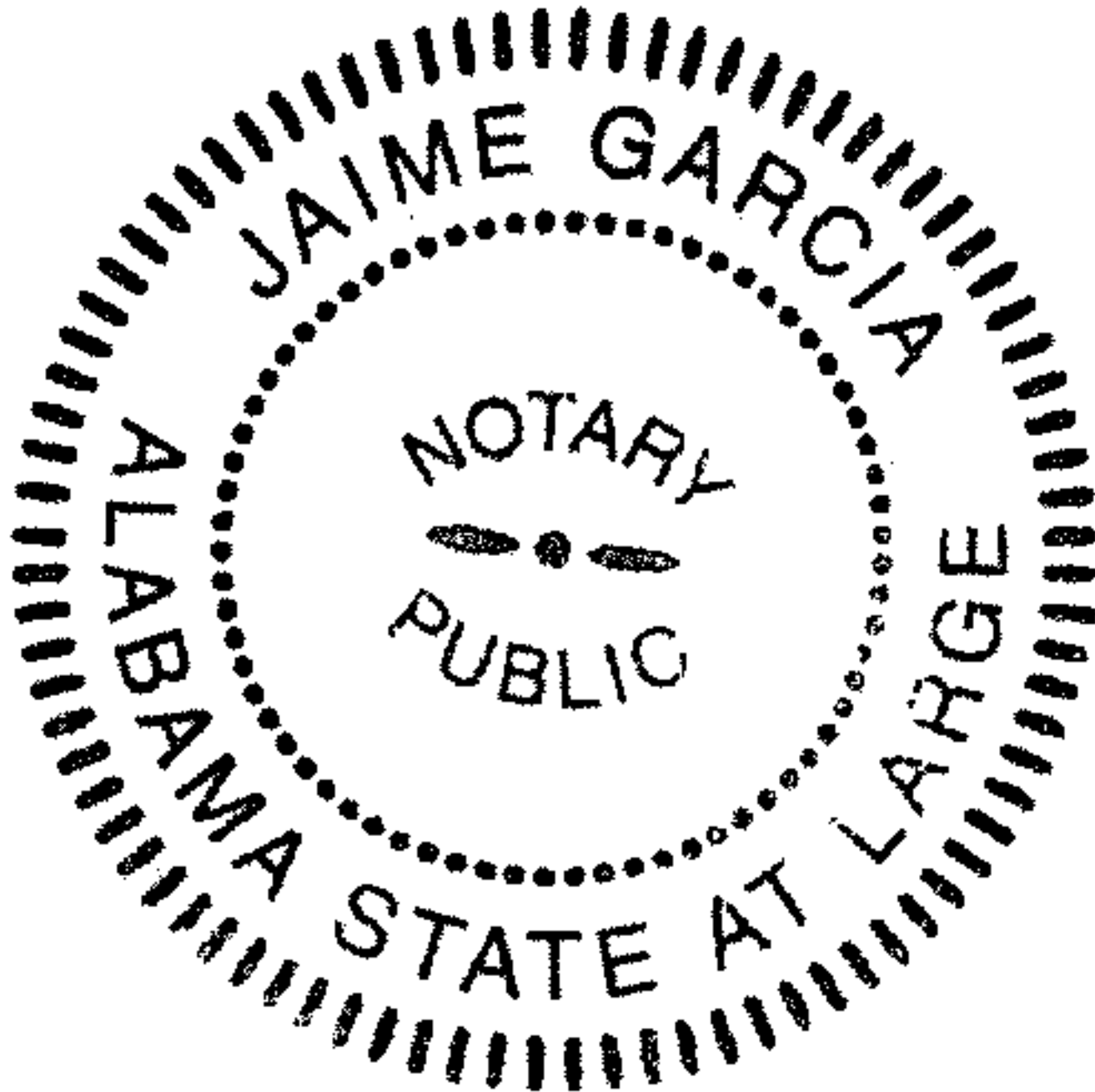
Notary Public.
(Seal)
My Commission Expires: 04/01/26

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Lindsay M. Klein**, whose name as Trustee of **Klein Living Trust, dated February 12, 2021, and any amendments thereto**, 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, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.
Given under my hand this August 05, 2022.



Notary Public

My commission expires: 04/07/26



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Lindsay M. Klein, Trustee, or her successors in trust, under the Klein Living Trust, dated February 12, 2021, and any amendments thereto
Grantee's Name Premier Fiduciary Services, Inc, as Trustee for CJS 2015 BDI Trust

Mailing Address 2885 Acton Rd , Apt F
Vestavia Hills, AL 35243
Mailing Address 9332 Sunrise Lane
Oxland Park IL 60462

Property Address 1364 Inverness Cove Parkway
Birmingham, Alabama 35242
Date of Sale 08/05/2022

Total Purchase Price \$317,000.00
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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 8/5/2022
CJS 2015 BDI Trust

Print Premier Fiduciary Services, Inc, as Trustee for

☐ Unattested

(B)
(Verified by)

Sign Patrice Friedrich
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2022 08:04:16 AM
\$346.00 BRITTANI
20220809000310340

Allie S. Boyd