

WARRANTY DEED

20221026000402670
10/26/2022 11:41:47 AM
DEEDS 1/5

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, GEORGE HEINEMANN AND LORI HEINEMANN, A MARRIED COUPLE, homestead of the grantors and remaining the homestead of the grantors, the undersigned Grantor, do grant, bargain, sell and convey my interest to George Heinemann and Lori Heinemann, Trustees, or their successors in interest, of the Heinemann Revocable Living Trust dated 5/18/2022 and any amendments thereto. Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS

Subject existing covenants and restrictions, easements, building lines and limitations of record.

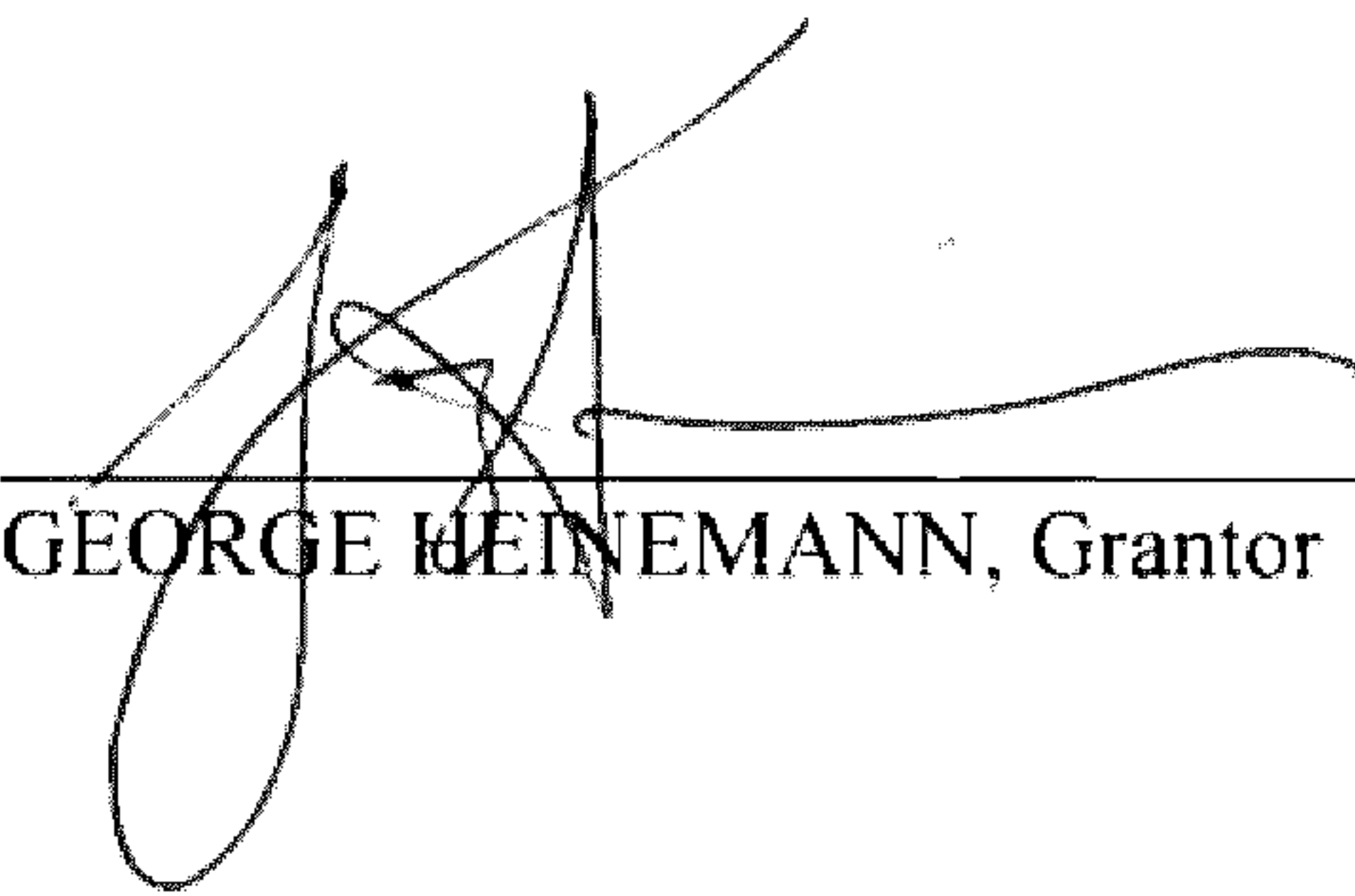
Source of Title: Instrument 2008040100132300


This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
5-18-22.



GEORGE HEINEMANN, Grantor

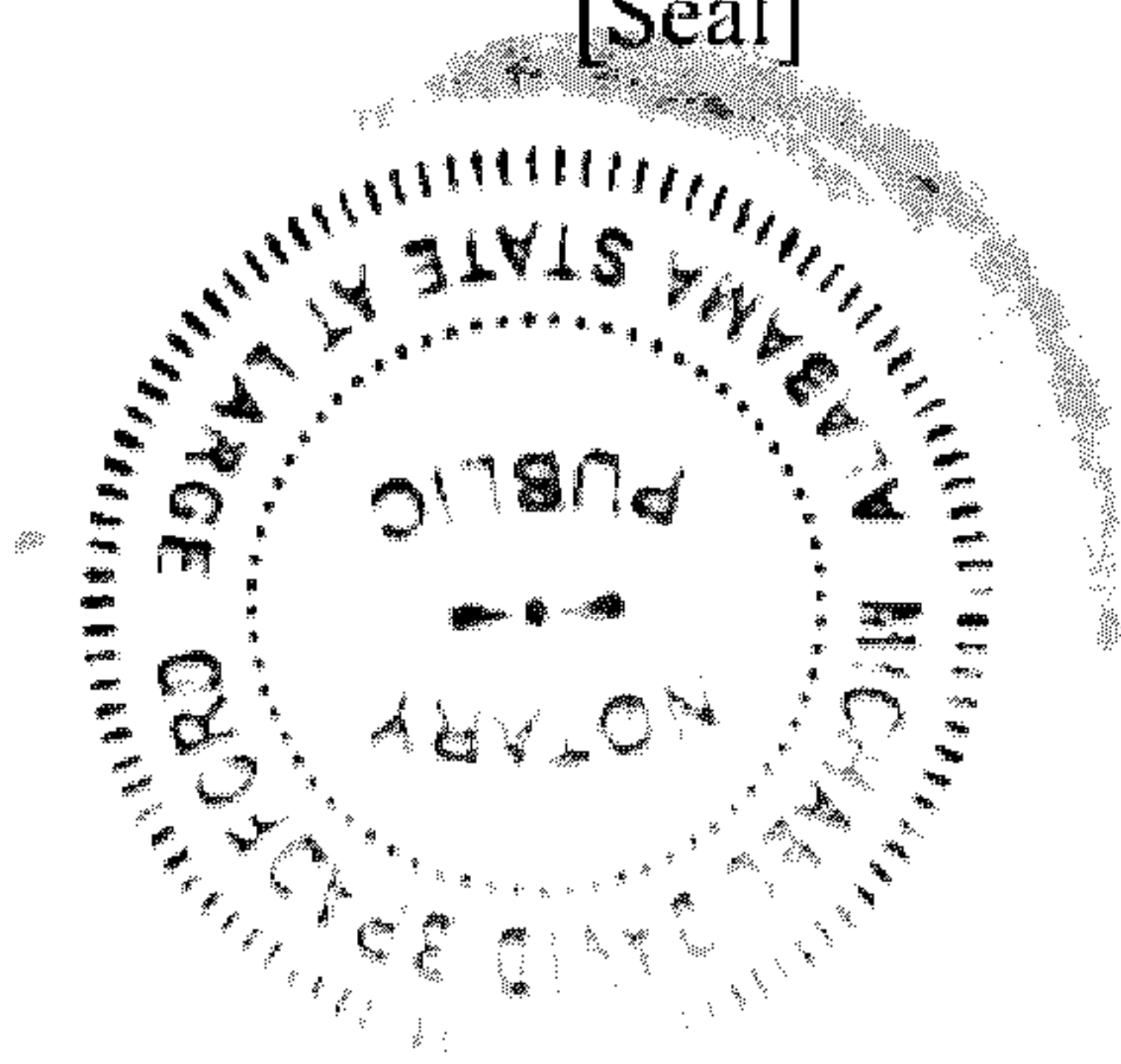
LORI HEINEMANN, Grantor

20221026000402670 10/26/2022 11:41:47 AM DEEDS 3/5
STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

I, Michael David Bradford, a notary public in and for said County in said State, hereby certify that GEORGE HEINEMANN, as Grantor and LORI HEINEMANN, as Grantor whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, being informed of the contents of the trust instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 5/18/22.

[Seal]



Michael David Bradford
NOTARY PUBLIC

My Commission Expires 4-14-2026

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Send tax notice to George Heinemann
1034 Highland Park Place
Birmingham, AL 35242

Exhibit A

Lot 2027, according to the Map of Highland Lakes, 20th Sector, Phase I, an Eddleman Community, as recorded in Map Book 29, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111 and amended in Instrument # 1996-17543 and further amended in Instrument # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 20th Sector, recorded as Instrument No. 20020716000332750 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 George + Lori Heinemann Grantee's Name George + Lori Heinemann
 Mailing Address 1034 Highland Park Place Mailing Address Trustees of
Birmingham, AL Heinemann Revocable
35242 Living Trust

Property Address 1034 Highland Park Place Date of Sale _____
Birmingham, AL Total Purchase Price \$ _____
35242 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 487,400

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 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 10-26-22Print Carol Winning

Unattested

Sign Carol Winning

(verified by)

(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
 10/26/2022 11:41:47 AM
 \$522.50 JOANN
 20221026000402670

Alicia S. Byrd

