

**This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209**

Send tax notice to:
The 2740 Wehapa Trust
12 Montcrest Drive
Birmingham, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO MILLION NINE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars (\$2,999,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Colleen I. Norton, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Trustees of The 2740 Wehapa Trust dated April 4, 2023

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

All of Lot 3 and that portion of Lot 4, according to the Survey of Lake Wehapa, as recorded in Map Book 4, page 61, 62, 63 and 64, in the Probate Office of Shelby County, Alabama, that portion of said Lot 4 further described as follows:

Beginning at the Northwesterly intersection of the Lot line separating Lots 3 and 4 and the perimeter line; thence in a Southerly direction along the perimeter line a distance of 36 feet to a point; then in an Easterly direction to the Easterly point of the lot line separating Lots 3 and 4; then Westerly along the original lot line as shown on the recorded map a distance of 299.04 feet to the Point of Beginning.

\$2,210,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- (1) 2023 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor;
- (3) transmission line permit to Alabama Power Company, recorded in Deed Book 131, Page 197; Deed Book 131 Page 209; Deed Book 150 Page 111; Deed Book 200, Page 528; Deed Book 214, Page 365; Deed Book 223 Page 81;
- (4) easements for private roads recorded in Map Book 4, Pages 61-64;
- (5) restrictions recorded in Deed Book 214, page 463;
- (6) Declaration of Protective Covenants as recorded in Real 375, Page 908, amended by Instrument 2001-55800 and 2nd Amendment recorded in Instrument 20210115000025070; and
- (7) easement to Alabama Power Company recorded in Instrument 20050802000388840.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 13th day of April, 2023

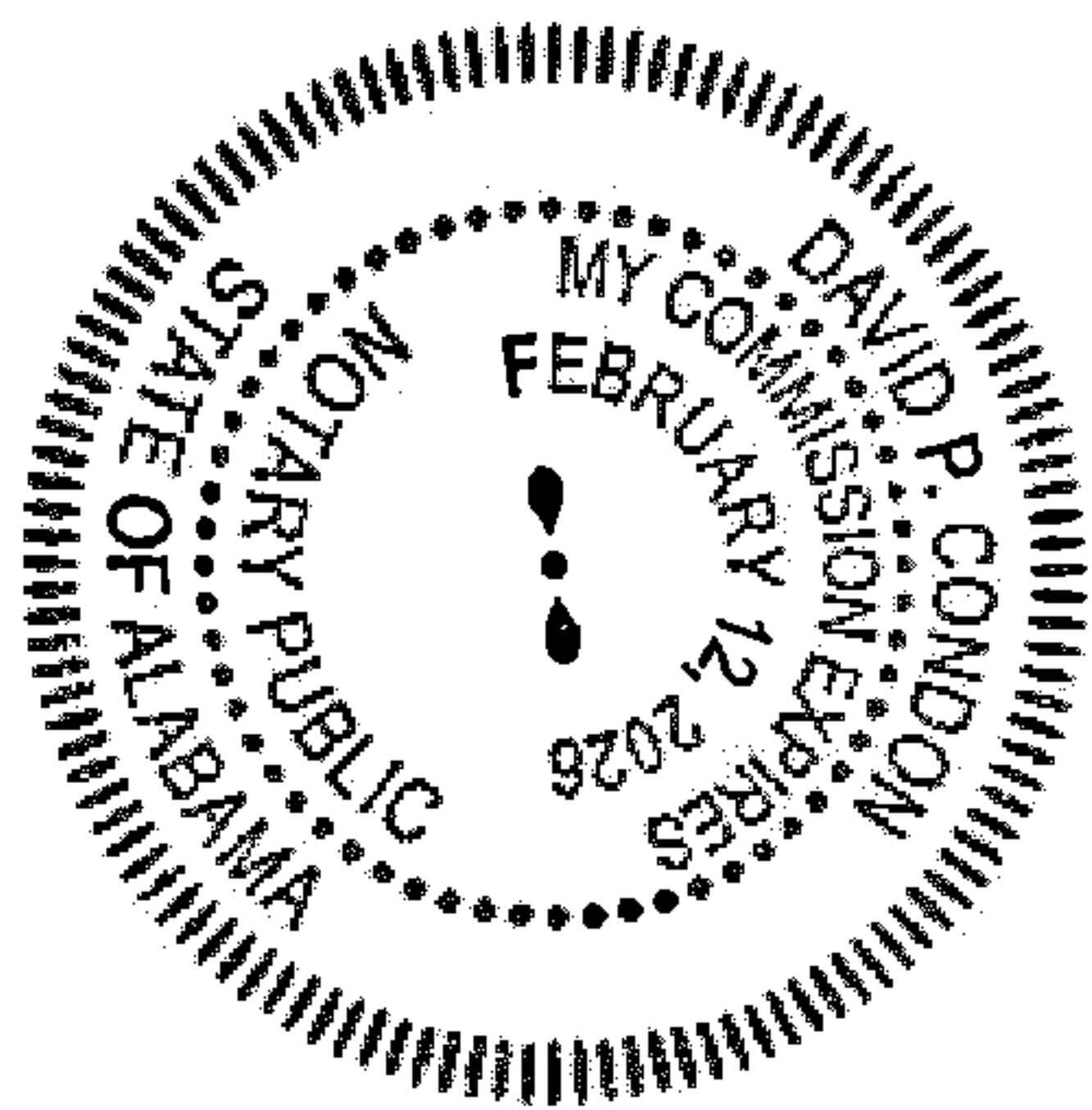
Colleen I. Norton
Colleen I. Norton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Colleen I. Norton whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 2023.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name Colleen I. Norton
Mailing Address 466 Botanical Place
Mt. Brook, Al. 35223
Property Address 2740 Wehapa Circle
Leeds, AL 35094

Grantee's Name Phillip Tate Forrester and Elizabeth
Kirkman Reed Forrester, Trustees of
The 2740 Wehapa Trust

Mailing Address

Date of Sale April 13, 2023

Total Purchase Price \$2,999,000.00

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

☐ Appraisal
☐ 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 4/13/23 Print David Condon

☐ Unattested Sign [Signature]

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/13/2023 03:04:16 PM
\$818.00 JOANN
20230413000104790

Allen S. Bayl