

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

This Instrument Prepared by:
Howard W. Neiswender, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:
Robert Jason Price, Trustee of the Robert
Jason Price 2023 Irrevocable Trust
147 Resource Center Parkway
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

Source of Title: Instrument #20211101000525650

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, effective as of this the 26th day of April, 2023, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**ROBERT JASON PRICE a/k/a R. Jason Price a/k/a Jason Price
and KATHRYN CAUSEY PRICE, husband and wife,
whose mailing address is 5200 Cahaba Valley Cove, Birmingham, Alabama 35242**

(herein referred to as the "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**ROBERT JASON PRICE,
TRUSTEE OF THE ROBERT JASON PRICE 2023 IRREVOCABLE TRUST,
whose mailing address is 147 Resource Center Parkway, Birmingham, Alabama 35242**

(herein referred to as the "Grantee"), the following described real property situated in Shelby County, Alabama (the "Property"; the **Property having a property address of 5200 Cahaba Valley Cove, Birmingham, Alabama 35242**, and a **Total Purchase Price of \$1,358,720.00**, as can be verified by the most recent Shelby County, Alabama property tax assessment, the Property being identified as Parcel No. 10-6-13-0-001-007.002), to-wit:

Part of the NW 1/4 of NW 1/4, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the Northwest corner of said NW 1/4 of NW 1/4, run South along the West line of said 1/4 1/4 section for a distance of 1337.63 feet to the Southwest corner of said 1/4 1/4 section; thence turn an angle to the left of 87 deg. 46 min. 45 sec. and run Easterly along the South line of said 1/4 1/4 section for a distance of 195.53 feet; thence turn an angle to the left of 31 deg. 50 min. and run in a Northeasterly direction for a distance of 536.12 feet; thence turn an angle to the right of 119 deg. 32 min. and run in a Southeasterly direction for a distance of 29.55 feet; thence turn an angle to the left of 105 deg. 50 min. and run Northeasterly for a distance of 122.56 feet; thence turn an angle to the right of 25 deg. 54 min. 15 sec. and run Southeasterly a distance of 111.43 feet; thence turn an angle to the left of 78 deg. 26 min. and run Northeasterly for a distance of 60.99 feet; thence turn an angle to the left of 97 deg. 25 min. and run Northwesterly for a distance of 87.54 feet; thence turn an angle to the right of 110 deg. 30 min. and run Northeasterly for a distance of 143.40 feet; thence turn an angle to the left of 21 deg. 22 min. and run Northeasterly for a distance of 190.32 feet; thence turn an angle to the left of 63 deg. 43 min. and run in a Northwesterly direction for a distance of 558.35 feet; thence turn an angle to the right of 51 deg. 00 min. and run in a Northerly direction for a distance of 337.88 feet, more or less to a point on the North line of said NW 1/4 of NW 1/4 which is 525 feet east of the Northwest corner of said NW 1/4 of NW 1/4; thence turn an angle to the left of 88 deg. 17 min. 30 sec. and run in a Westerly direction along the North line of said 1/4 1/4 section for a distance of 525 feet, more or less to the point of beginning.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Mineral and mining rights not owned by Grantors.
3. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent, if any, owned by Grantors); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

The Grantors hereby covenants and agrees with Grantee and its successors and assigns that the Grantors and their heirs, personal representatives and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

TO HAVE AND TO HOLD unto the said Grantee in fee simple, and to the successors and assigns of the Grantee forever.

NOTE: Robert Jason Price is executing this deed for the sole purpose of conveying his homestead rights to the Grantee. The Property hereby conveyed **is and following this conveyance, WILL REMAIN,**

the homestead of the Grantors. Robert Jason Price is the primary beneficiary of the Robert Jason Price 2023 Irrevocable Trust.

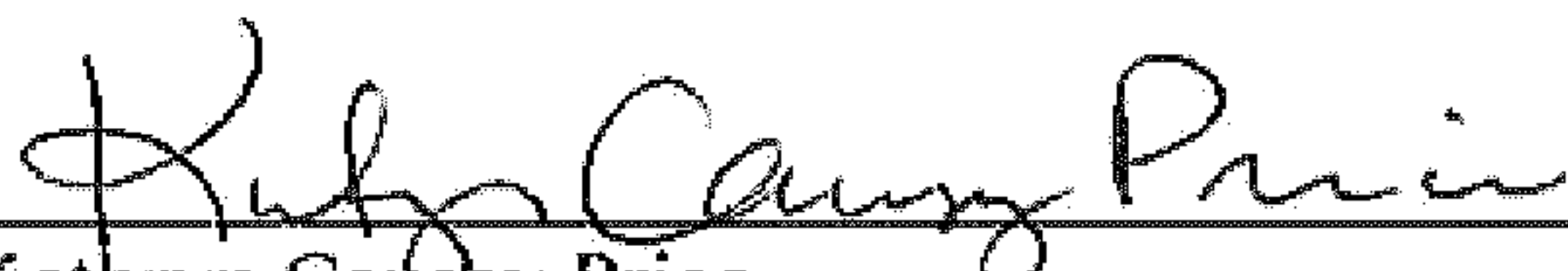
REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of their knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Pages Follow]**

IN WITNESS WHEREOF, the Grantors have hereunto executed this Statutory Warranty Deed effective as of the date first above written.

GRANTORS:


Robert Jason Price

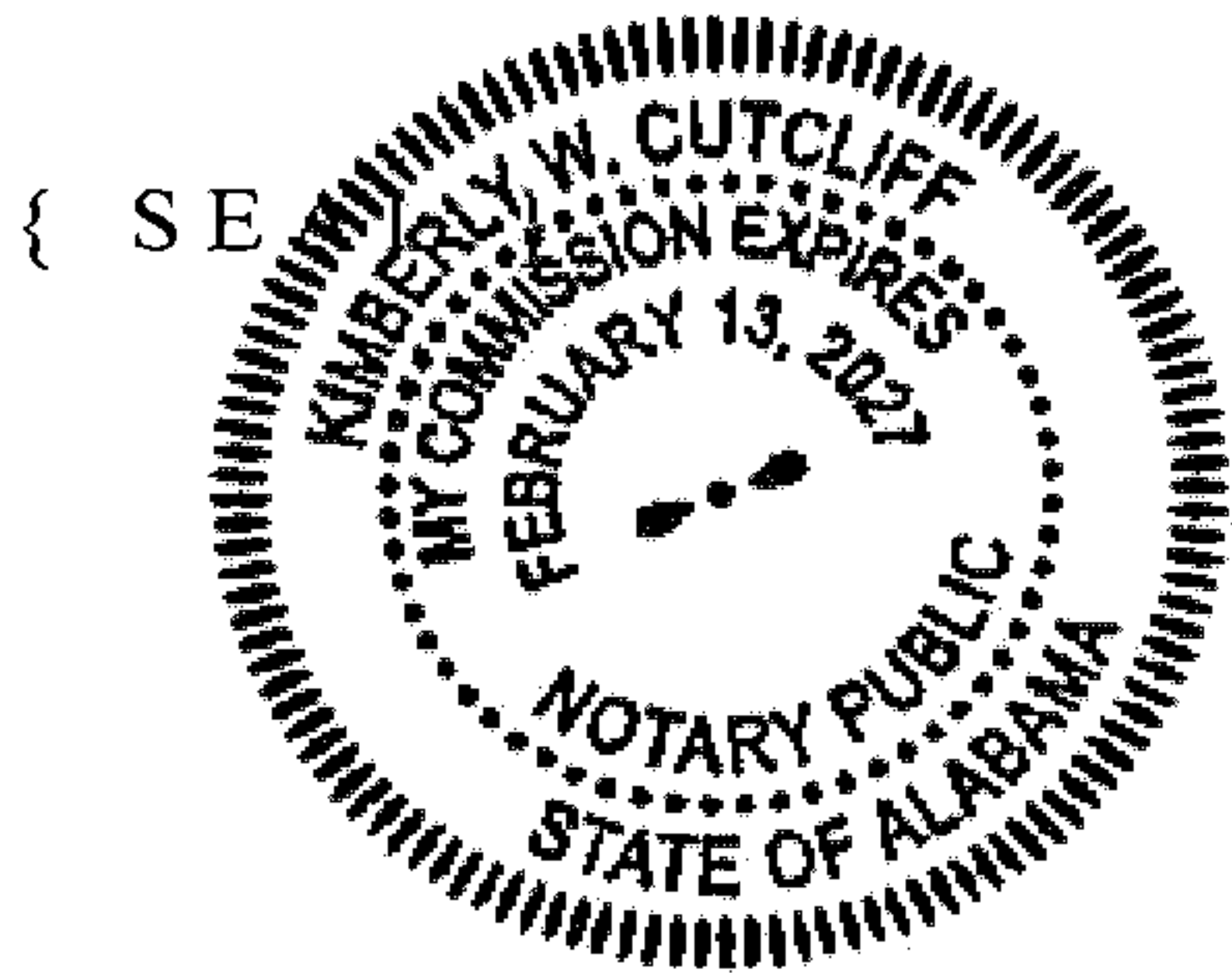

Kathryn Causey Price

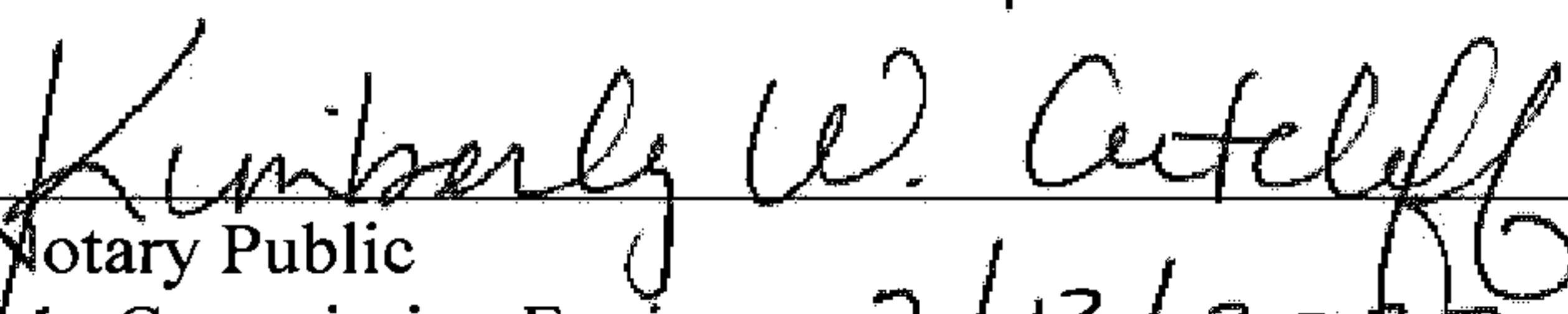
Date of Execution: April 26, 2023

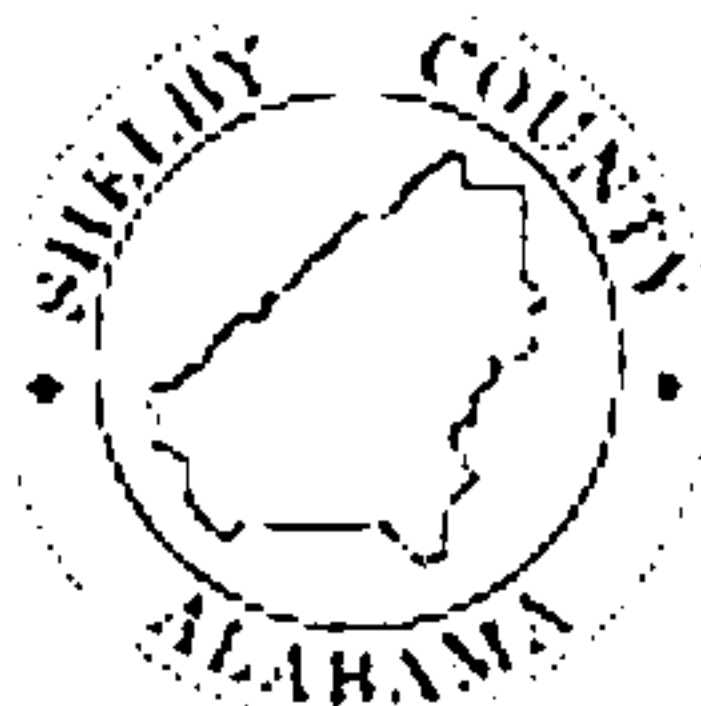
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **Robert Jason Price** and **Kathryn Causey Price**, 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 said conveyance, they executed the same voluntarily.

Given under my hand and official seal effective this the 26th day of April, 2023.




Notary Public
My Commission Expires: 2/13/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2023 08:00:24 AM
\$1392.00 PAYGE
20230525000156740

