

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2023-396

Send Tax Notice To:
THE KLEIN FAMILY TRUST DATED
OCTOBER 5, 1994 AND RESTATED
NOVEMBER 21, 2022
249 Narrows Point Lane
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **JO LYNNE WILSON, A MARRIED PERSON and RACHAEL BLACK, A MARRIED PERSON** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BURTON LEE KLEIN, TRUSTEE OF THE KLEIN FAMILY TRUST DATED OCTOBER 5, 1994 AND RESTATED NOVEMBER 21, 2022** (herein referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 103, according to the Final Plat of Narrows Point - Phase 3, as recorded in Map Book 28; Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER with nonexclusive easements to use the Common Areas and private roads as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions, recorded as instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF ANY GRANTOR OR GRANTOR'S SPOUSE.

Life Estate reserved by Jesse L. Parker, by Warranty Deed, with Reservation of Life Estate, dated 1/17/2022 and recorded 1/18/2022 in Instrument 20220118000019970 in the Probate Office of Shelby County, Alabama has terminated, Jesse L. Parker having died on or about the 14 day of March, 2023

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs, successors and or assigns, that

GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the _____ day of July, 2023.

JO LYNNE WILSON

Rachael Black

RACHAEL BLACK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JO LYNNE WILSON** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

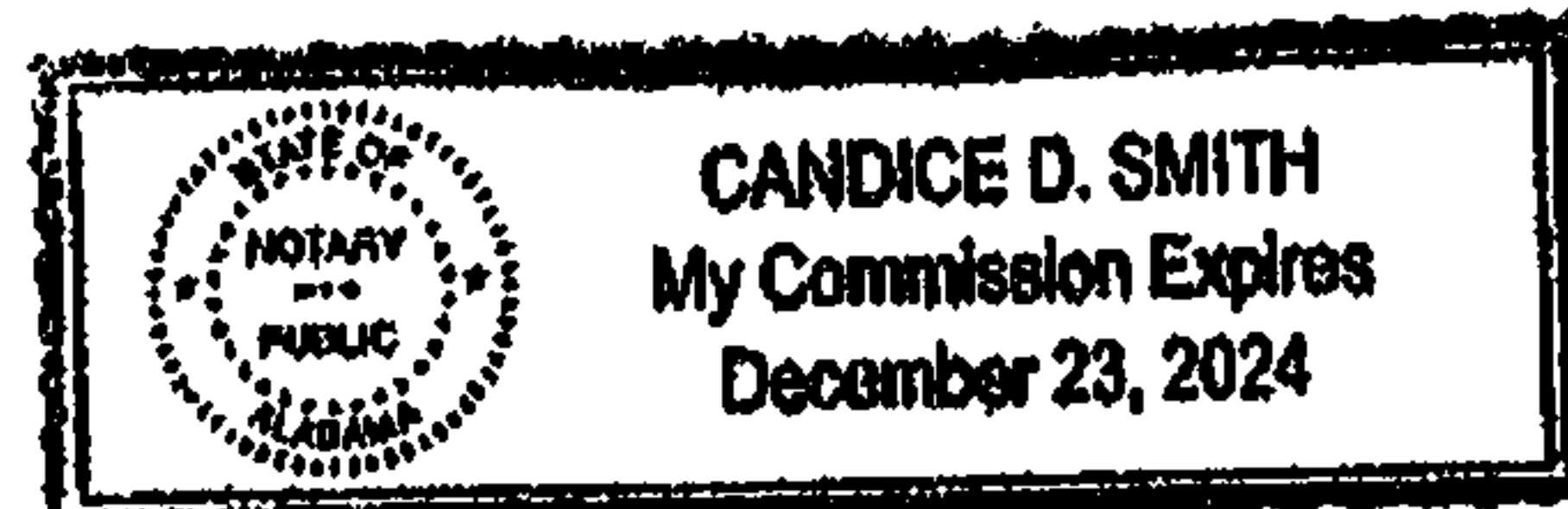
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **RACHAEL BLACK** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this ^{17th} 20th day of July, 2023.

Candice Smith

NOTARY PUBLIC

My Commission Expires: December 23, 2024



GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and or assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 20 day of July, 2023.

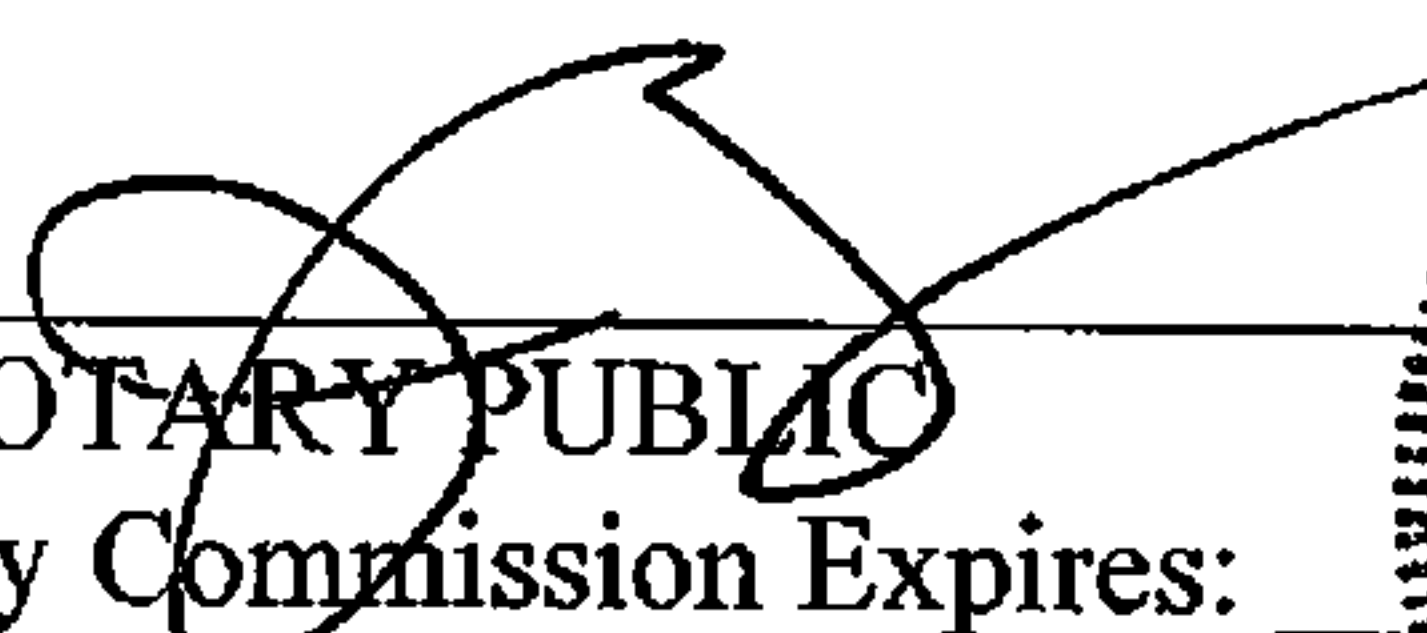

JO LYNNE WILSON

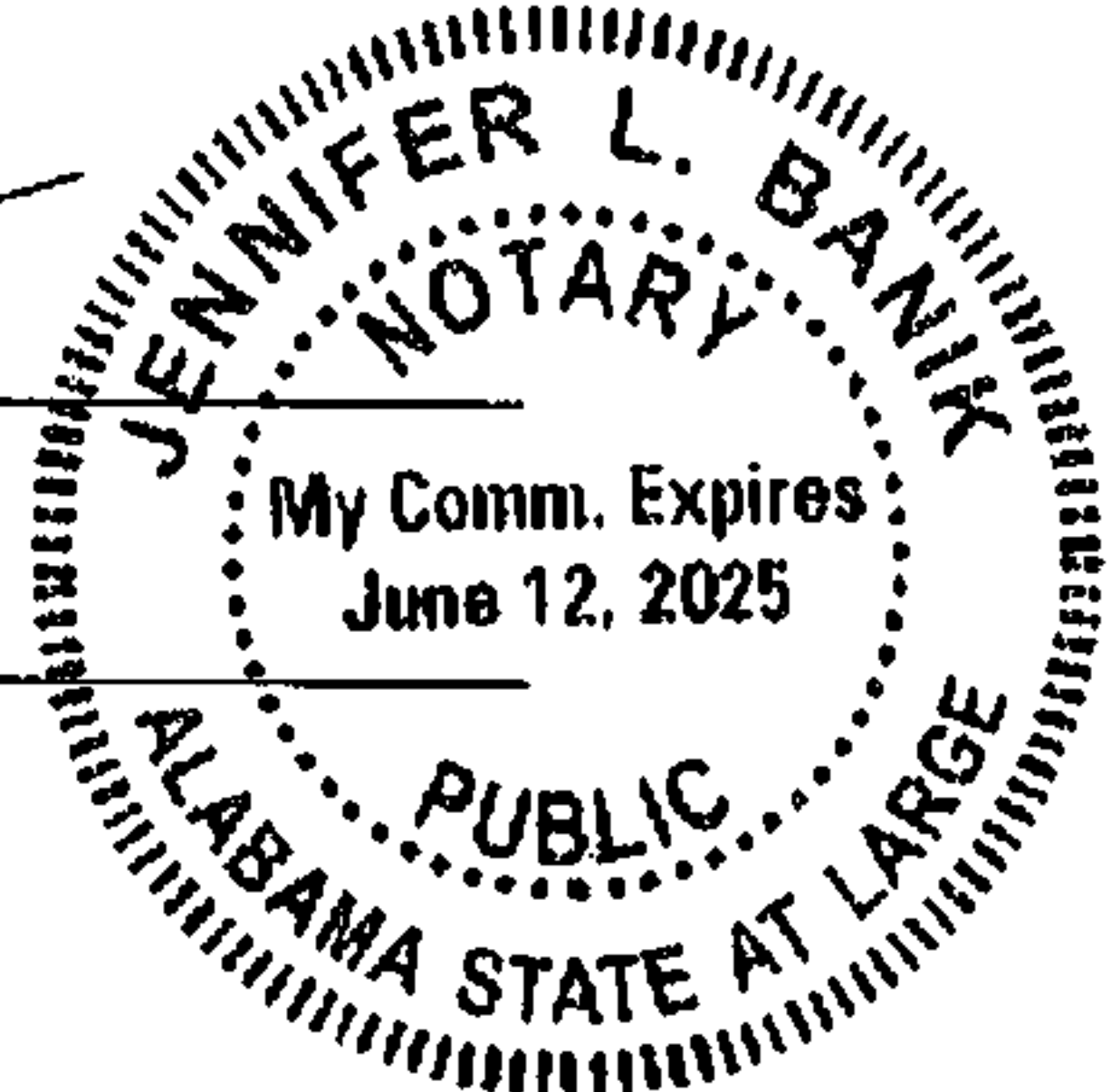

RACHAEL BLACK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JO LYNNE WILSON** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of July, 2023.


NOTARY PUBLIC
My Commission Expires: _____



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **RACHAEL BLACK** 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of July, 2023.

NOTARY PUBLIC
My Commission Expires: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JO LYNNE WILSON and RACHAEL BLACKMailing Address 3553 Chippenham Dr
Birmingham AL 35242Property Address 249 Narrows Point Lane
Birmingham, AL 35242

Grantee's Name

THE KLEIN FAMILY TRUSTDATED OCTOBER 5, 1994 AND
RESTATED NOVEMBER 21, 2022

Mailing Address

249 Narrows Point Lane
Birmingham, AL 35242

Date of Sale

July 20, 2023

Total Purchase Price

\$315,000.00

Or

Actual Value

\$

Or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2023 08:33:25 AM
\$346.00 PAYGE
20230721000217920*Ann S. Byrd*

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 7.20.23Print Jennifer Bank☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1