

This document prepared by:

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P. O. Box 55727
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**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.**

STATE OF ALABAMA

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COUNTY OF SHELBY

Send Tax Notice to:
Larry Joe Culver and Linda Diane Culver, Trustees
Trust u/a/d JULY 24, 2023
1133 Barkley Lane
Birmingham, AL 35242

SOURCE OF TITLE: Inst. #20130304000089540

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned

LARRY JOE CULVER and LINDA DIANE CULVER, husband and wife,
whose mailing address is **1133 Barkley Lane, Birmingham, AL 35242**

(hereinafter referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by

**LARRY JOE CULVER AND LINDA DIANE CULVER, OR ANY SUCCESSOR(S), AS
TRUSTEES OF THE LARRY JOE CULVER AND LINDA DIANE CULVER TRUST U/A/D
JULY 24, 2023, AS THE SAME MAY BE AMENDED AND/OR RESTATED,**
whose mailing address is **1133 Barkley Lane, Birmingham, AL 35242**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property"; the Property having a **property address of 1133 Barkley Lane, Birmingham, AL 35242**, and an **Assessor's Market Value of \$464,510.00**, as can be verified by the records of the Shelby County Alabama Property Tax Commissioner, the Property being identified as Parcel No. 10-1-01-0-007-038.000), to-wit:

Lot 50, according to the Survey of Barkley Square, as recorded in Map Book 27, page 32. in the Office of the Judge of Probate of Shelby County, Alabama.

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 and assessments for the current and subsequent years not yet due and payable.
2. 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; 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 affecting the Property, if any; 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.

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

NOTES:

1. The Property being conveyed hereby was acquired by the Grantors from Trudie G. Freer, by deed dated February 25, 2013, and filed for record on March 4, 2013, in Inst. #20130304000089540 in the Probate Office of Shelby County, Alabama.

2. On or about JULY 24, 2023, Larry Joe Culver and Linda Diane Culver, as both "Grantors" and "Trustees" thereunder, entered into that certain revocable trust agreement entitled the "Larry Joe Culver and Linda Diane Culver Trust" (said revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, being herein referred to as the "Trust Agreement"), pursuant to which a trust (the "Trust") was created for the benefit of the beneficiaries thereof as provided therein.

3. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in its fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the Trust created under, and in accordance with the terms of, the Trust Agreement, for the benefit of the beneficiary(ies) thereof as provided therein, the primary lifetime beneficiaries of which are Larry Joe Culver and Linda Diane Culver.


4. The Property **IS and is intended to remain** the homestead of the Grantors, who are a married couple, and who are the primary lifetime beneficiaries of the Trust.

5. **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 Grantors' 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 Page Follows]**

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 24TH day of JULY, 2023.

"Grantors:"



Larry Joe Culver

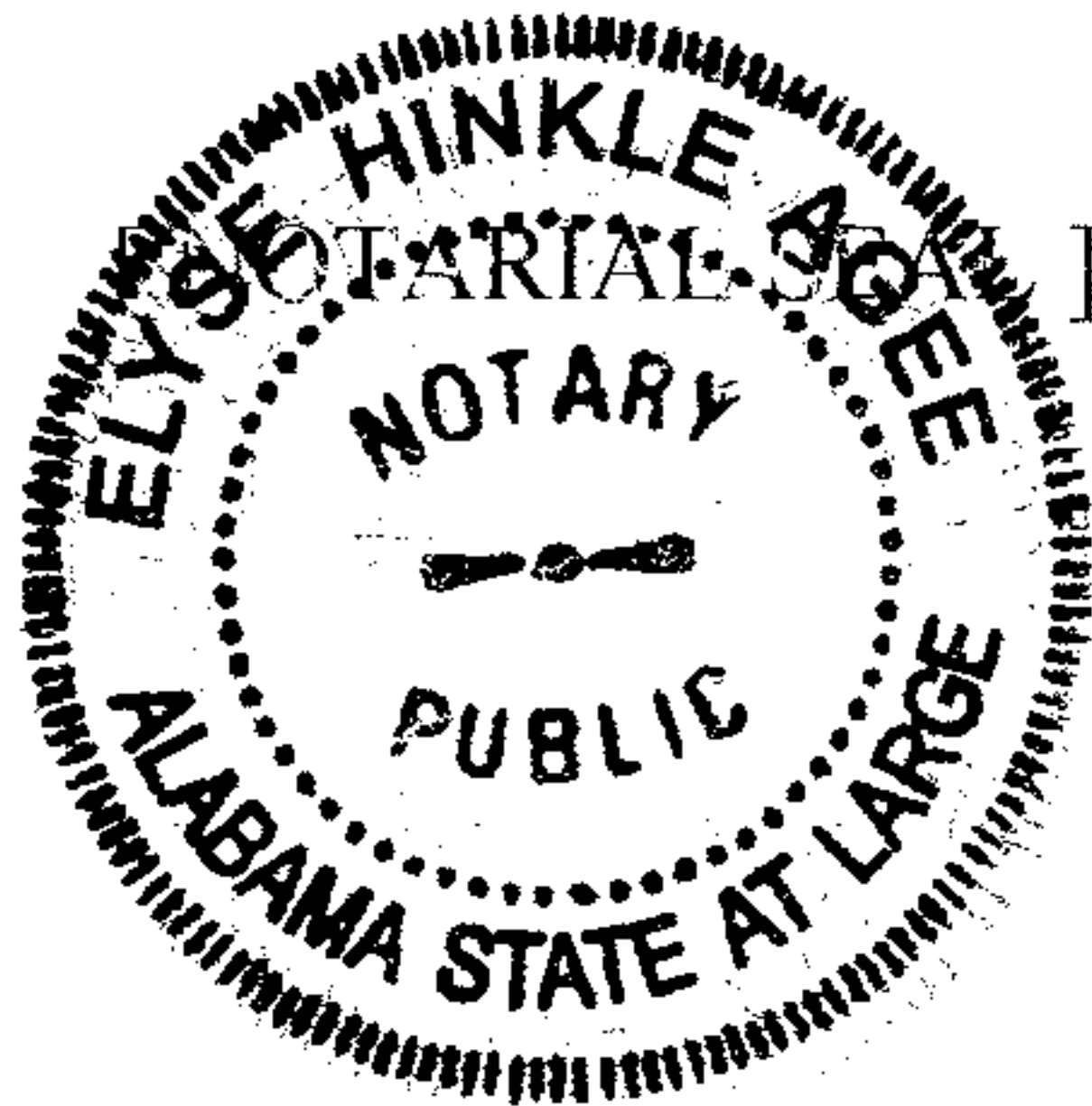


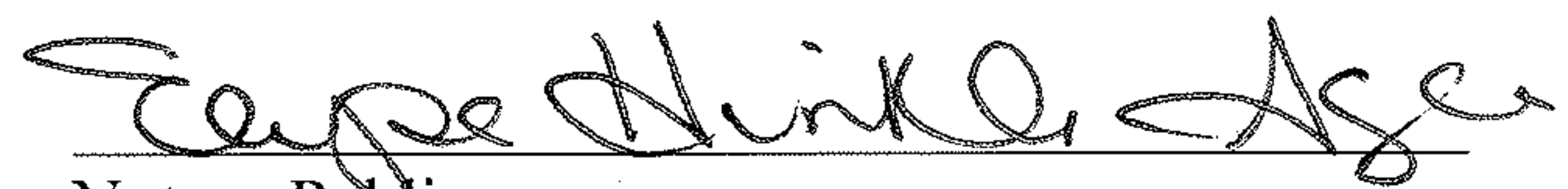
Linda Diane Culver

STATE OF ALABAMA)
COUNTY OF JEFFERSON;

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Larry Joe Culver and Linda Diane Culver, husband and wife, 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 such conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal, this 24TH day of JULY, 2023.





Notary Public
My Commission Expires _____ MY COMMISSION EXPIRES JUNE 23, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2023 08:02:54 AM
\$497.00 JOANN
20230801000229800

