

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

Send tax notice to:
Lauren Mann
2082 Royal Fern Lane
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of ONE MILLION FORTY FIVE THOUSAND AND 00/100 Dollars (\$1,045,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Colin Alex Martin and Heather Martin, husband and wife

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

Charles N. Mann and Lauren C. Mann, Trustees of Mann Living Trust dated July 22, 2019, to have and to hold an undivided 33.5% ownership interest,
and Susan B. Chazal and Lauren C. Mann, Trustees of Chazal Living Trust dated May 22, 2007, to have and to hold a 66.5% ownership interest

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

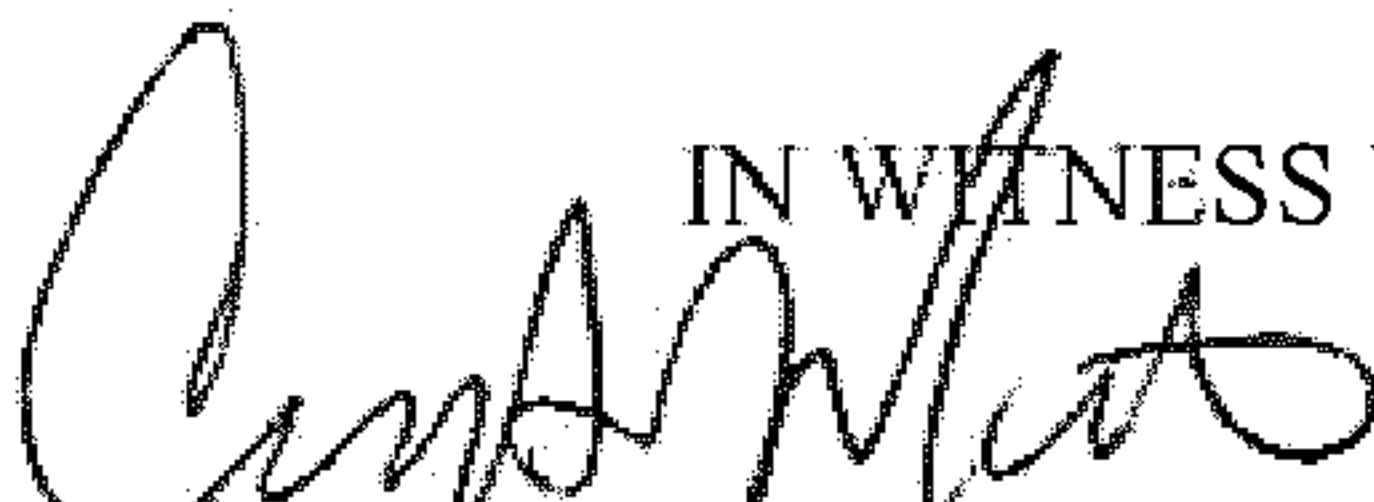
Lot 8, according to the Survey of Chadwick Square, as recorded in Map Book 13, page 3, in the Probate Office of Shelby County, Alabama

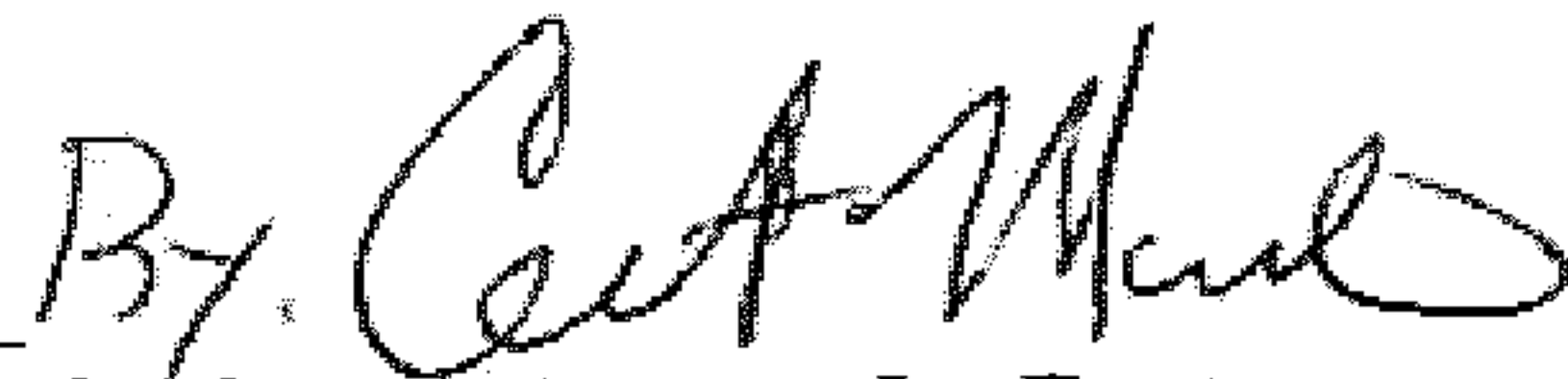
- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 31st day of July, 2023


Colin Alex Martin

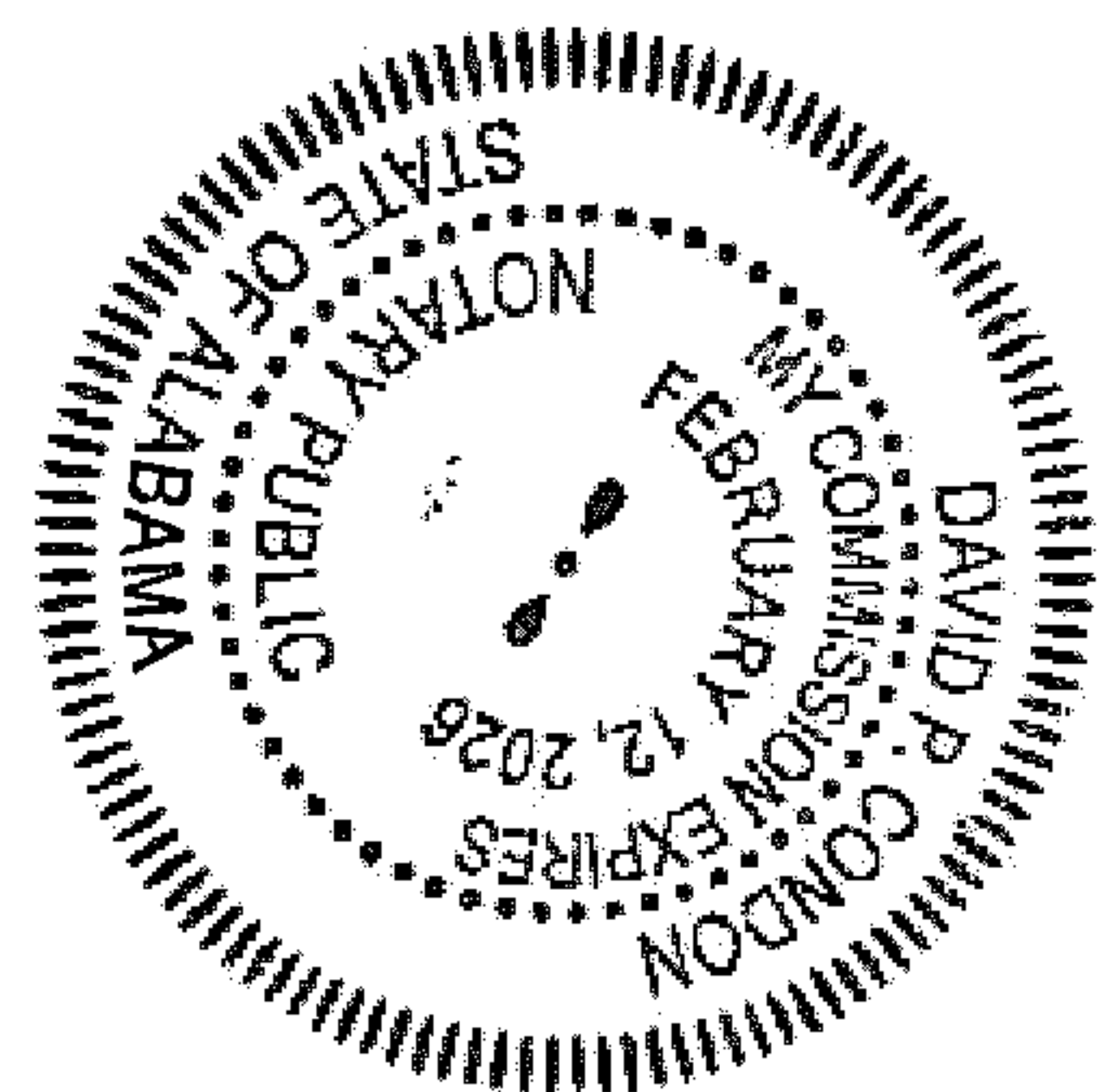
 By 
Heather Martin by Colin Alex Martin, her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Colin Alex Martin and Colin Alex Martin, as attorney in fact for Heather Martin, whose names are 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, he, both individually and in his capacity as attorney in fact for Heather Martin, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2023.


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



Alli S. Bayal