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

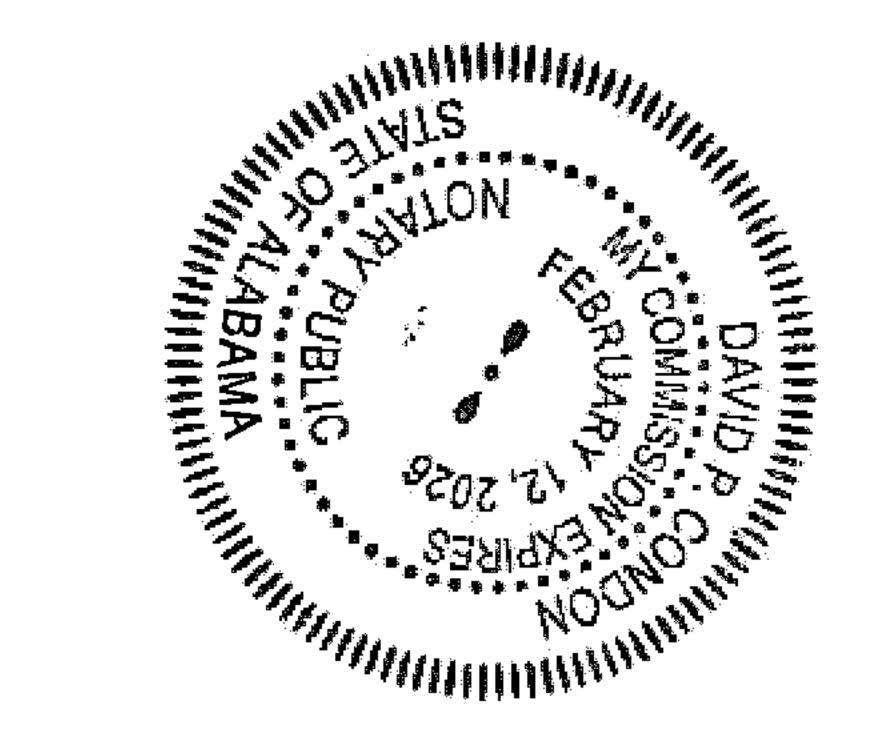
Heather Martin by Colin Alex Martin, her Attorney-In-Fact

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



Real Estate Sales Validation Form

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

Mailing Address	•		Grantee's Name	Charles N. Mann and Lauren C. Mann, Trustees of Mann Living Trust dated July 22, 2019 and Susan B. Chazal and
Property Address	2082 Royal Fern Lane Birmingham, AL 35244			Lauren C. Mann. Trustees of Chazal Living Trust dated May 22, 2007
			Mailing Address	Same as property address.
			Date of Sale Total Purchase Price Or	July 31, 2023 \$1,045,000.00
			Actual Value Or	<u>\$</u>
^ -	rice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of Sale Sales Contract		AppraisaOther:	al	
Closing	Statement			
•	nce document presented for is form is not required.	recordation con	tains all of the requ	ired information referenced above,
		Instruct	ions	
	e and mailing address - provent mailing address.	ide the name of	the person or perso	ns conveying interest to property
Grantee's name being conveyed	•	ide the name of	the person or perso	ons to whom interest to property is
•	ss - the physical address of to the property was conveye		ng conveyed, if ava	ilable. Date of Sale - the date on
4	price - the total amount paine instrument offered for rec	~	se of the property,	both real and personal, being
conveyed by the		cord. This may b		both real and personal, being appraisal conducted by a licensed
current use valuing proper	uation, of the property as de	etermined by the	e local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt	<u> </u>	se statements cla	imed on this form r	in this document is true and may result in the imposition of the
Unattes	ted(verified by)		Sign Cantor/Gran	ntee/ Owner/Ægent/ circle one
	(vermed by)			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2023 11:26:48 AM
\$1074.00 PAYGE

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