THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To: Ronald F. Kozlicki and Renee April Kozlicki 151 Narrows Peak Circle Birmingham, AL 35242

20230825000255810 1/2 \$37.00 Shelby Cnty Judge of Probate, AL 08/25/2023 10:32:40 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

RONALD F. KOZLICKI AND WIFE, RENEE APRIL KOZLICKI

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

RONALD F. KOZLICKI, RENEE A. KOZLICKI AND KRISTIN E. AWBREY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KOZLICKI LIVING TRUST, DATED AUGUST 17, 2023, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Final Plat of Narrows Peak Sector, as recorded in Map Book 31, at Page 125 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

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

claims of all persons.			
IN WITNESS WHEREOF, I	have hereunto set my hand and seal, this 17 day of Ayort, 2023.		
Smill Holiani	Rence April Kocheke		
RONALD F. KOZLICKI	RENEE APRIL KOZLIČKI		
STATE OF ALABAMA)			
JEFFERSON COUNTY)	GENERAL ACKNOWLEDGEMENT:		
	Public in and for said County, in said State, hereby certify that Ronald F.		
Kozlicki and wife, Renee April Kozlicki, whose name(s) is/are signed to the foregoing conveyance, and who is/are			
known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have			
executed the same voluntarily on the day			
Given my hand and official seal this/	2 day of Aujust, 2023.		

Notary Public
My Commission Expires: 12-04-22

Shelby County, AL 08/25/2023 State of Alabama Deed Tax:\$10.00

20230825000255810 2/2 \$37.00

REAL ESTATE SALES VALIDATION FORMS

20230825000255810 2/2 \$37.00 Shelby Cnty Judge of Probate, AL 08/25/2023 10:32:40 AM FILED/CERT

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

GRANTOR NAME(S):	Ronald F. Kozlicki and Renee April Kozlicki	GRANTEE NAME(S): Kozlicki Living Trust, dated August 17, 2023
MAILING ADDRESS:	151 Narrows Peak Circle	MAILING ADDRESS: 151 Narrows Peak Circle
В	Birmingham, AL 35242	Birmingham, AL 35242
PROPERTY ADDRESS	: 151 Narrows Peak Circle	DATE OF SALE: 8 . 17:23
	Birmingham, AL 35242	TOTAL PURCHASE PRICE: \$10.000.00
•	<u> </u>	OR
		ACTUAL VALUE: \$
	•	OR
-		ASSESSOR'S MARKET VALUE \$
•		
	e or actual value claimed on this form cordation of documentary evidence is	n can be verified in the following documentary evidence: not required.)
■ Bill of Sale		□ Appraisal
☐ Sales Contract		
☐ Closing Stateme	≏n †	
•	e document presented for recordati f this form is not required.	on contains all of the required information referenced
	INSTR	UCTIONS
z.	•	•
•	nd mailing address - provide the current mailing address.	name of the person or persons conveying interest to
Grantee's name and is being conveyed.		ne of the person or persons to whom interest to property
Property address -	the physical address of the property	being conveyed, if available.
Date of Sale - the	date on which interest to the proper	ty was conveyed.
conveyed by the in	ice - the total amount paid for the pastrument offered for record.	ourchase of the property, both real and personal, being
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 license appraiser or the assessor's current market value.		
current use valuat	tion, of the property as determined be erty tax purposes will be used and	ned, the current estimate of fair market value, excluding by the local official charged with responsibility of valuing d the taxpayer will be panelized pursuant to Code of
accurate. I further	-	the information contained in this document is true and nts claimed on this form may result in the imposition of 2-1 (h).
Date: 8 - 12 - 2	2.7	Print: Ranald F. Kozlicki
Date	- -	
Unattested	d	Sign: Soull for John
	(verified by)	(Grantor/Grantee/Øwner/Agent)