

SEND TAX NOTICE TO:

**Carl Vance Kinser, Trustee of Carl Vance Kinser
Management Trust dated November 24, 2014
1728 Oak Park Lane
Hoover, AL 35080**

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$237,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Janie W. Holmes, as Trustee and Richard K. Holmes, as Successor Trustee of the Holmes Family Trust Agreement, dated June 8, 1994**, whose address is 1417 Honeygold Lane, Broadview Heights, OH 44147 (hereinafter "Grantor", whether one or more), by **Carl Vance Kinser, Trustee of Carl Vance Kinser Management Trust dated November 24, 2014**, whose address is 1728 Oak Park Lane, Hoover, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Carl Vance Kinser, Trustee of Carl Vance Kinser Management Trust dated November 24, 2014**, the following described real estate situated in Shelby County, Alabama, the address of which is **276 Victoria Station, Alabaster, AL 35114** to-wit:

Lot 169, according to the survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3 as recorded in Map Book 26, Page 122, in the Office of the Judge of Probate in Shelby County, Alabama.

Horace R. Holmes, Trustee of the Holmes Family Trust Agreement, dated June 8, 1994, is deceased; the said Trustee, Horace R. Holmes, died on or about May 19, 2011. Horace R. Holmes, deceased, and Janie W. Holmes are the original settlors and trustees of said trust. Pursuant to the Holmes Family Trust Agreement, dated June 8, 1994, upon the death of Horace R. Holmes, the trust appoints Richard K. Holmes as Successor Trustee, to serve together with the surviving trustee, Janie W. Holmes, as further established by that certain Trust Certification of said trust recorded simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of November, 2023.

Janie W. Holmes Trustee

**Janie W. Holmes, as Trustee
of the Holmes Family Trust Agreement,
dated June 8, 1994**

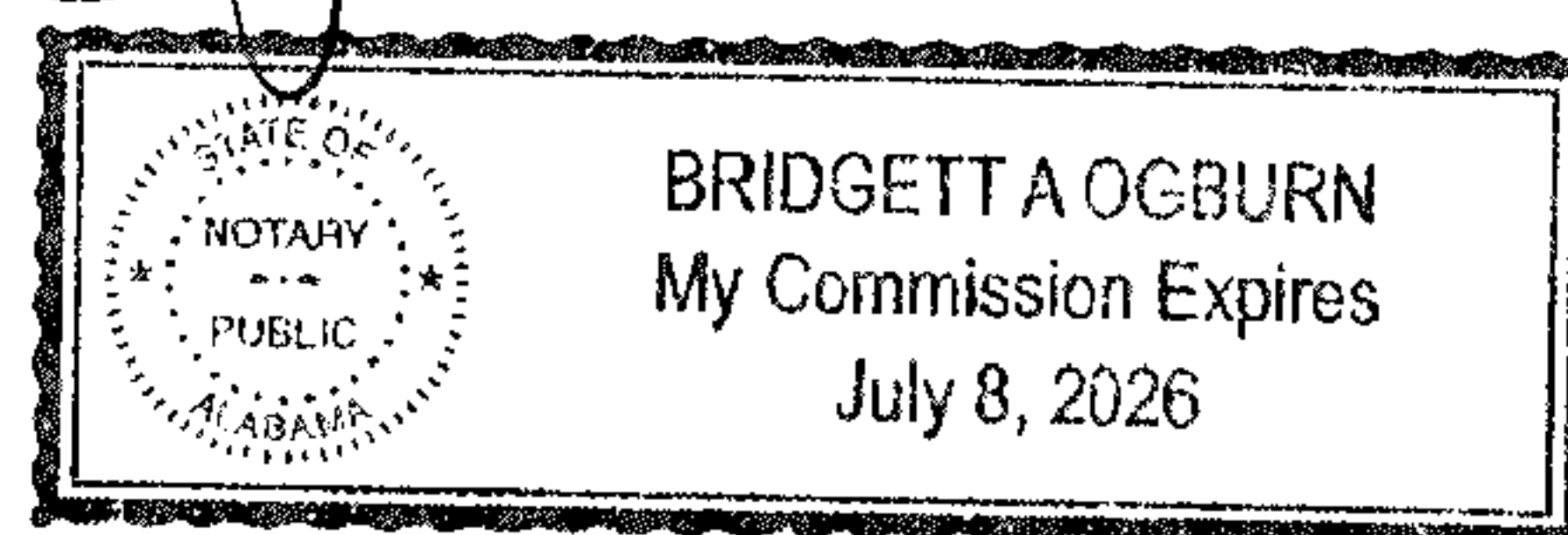
STATE OF ALABAMA
COUNTY OF SHELBY

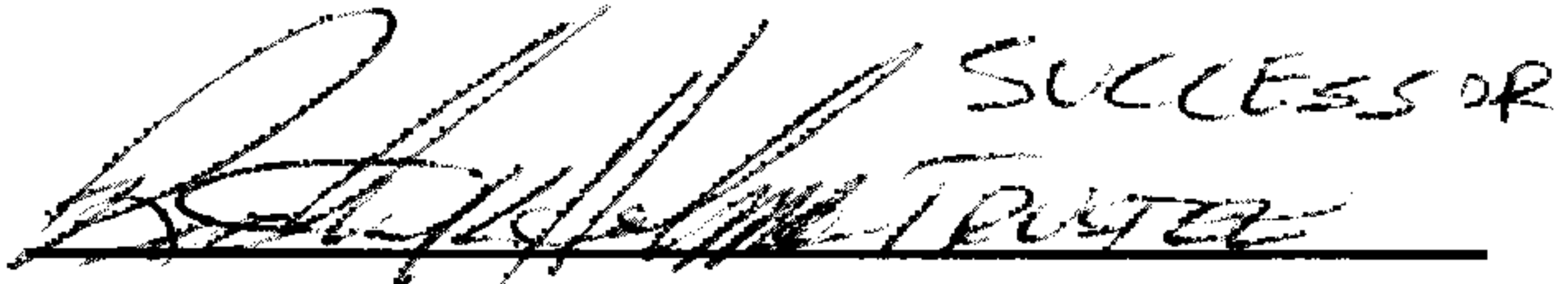
I, the undersigned Notary Public in and for said County and State, hereby certify that **Janie W. Holmes**, whose name as Trustee of the Holmes Family Trust Agreement, dated June 8, 1994 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2023.

Bridgett A Ogburn
Notary Public

Print Name:
My Commission Expires:
7/8/2026



 SUCCESSION

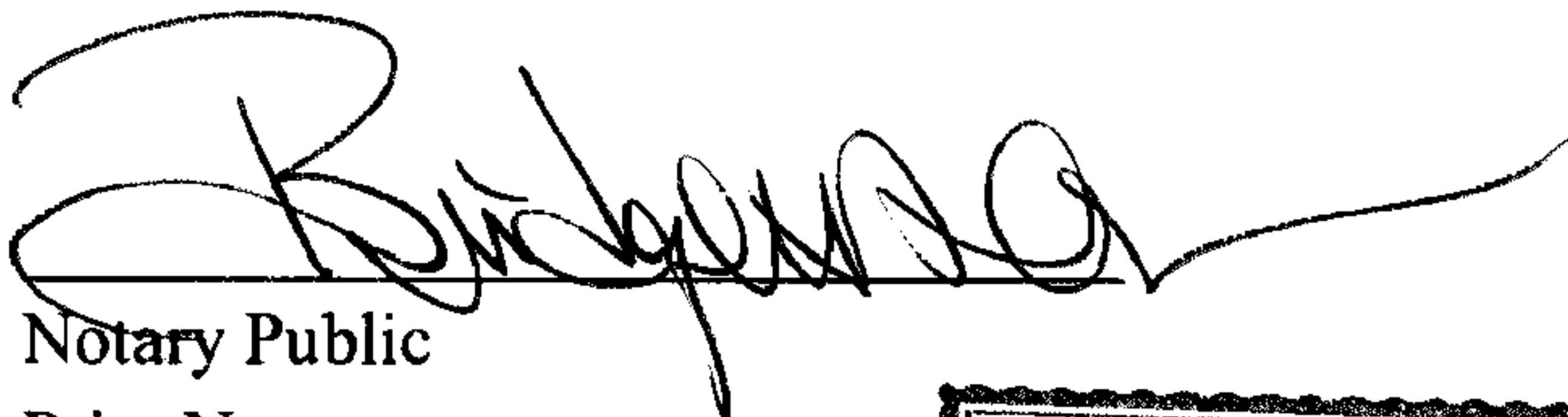
**Richard K. Holmes, as Successor Trustee
of the Holmes Family Trust Agreement,
dated June 8, 1994**

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Richard K. Holmes**, whose name as Successor Trustee of the Holmes Family Trust Agreement, dated June 8, 1994 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, he, as such Successor Trustee and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

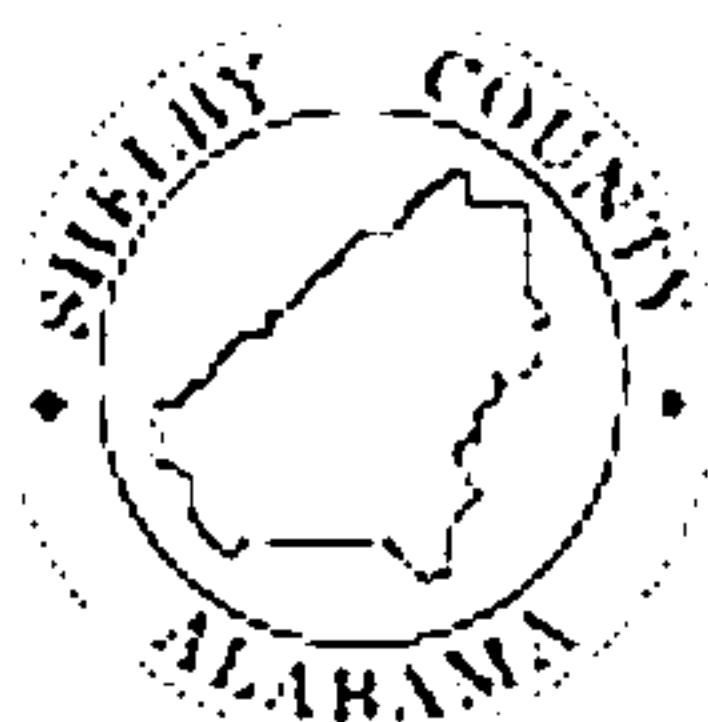
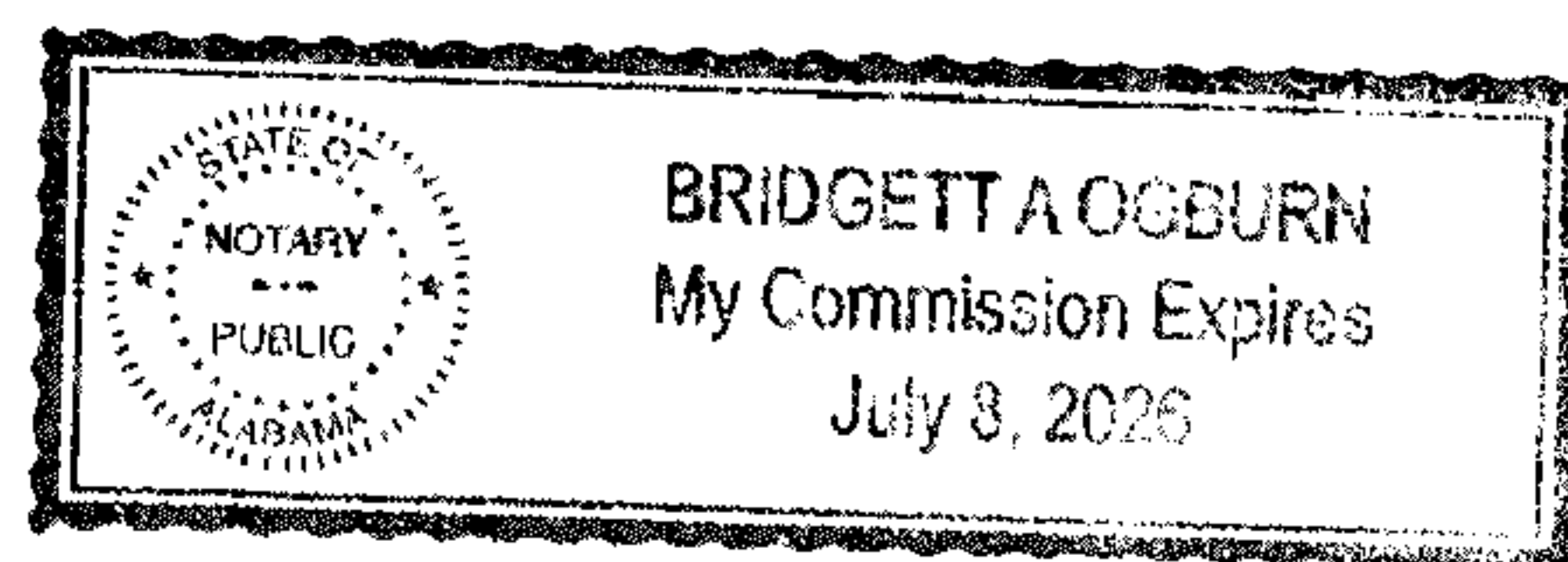
Given under my hand and official seal this 8th day of November, 2023.


Notary Public

Print Name:

My Commission Expires:

7/8/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2023 12:24:29 PM
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