

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Janice E. Erwin &
453 North Lake Road
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (400,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

James Milton Hogland Jr., a married man, individually and as Personal Representative of Estate of Louis Young Hogland, deceased, Shelby County Probate Case No. PR-2023-000616, Meredith Kimbrell Hogland, an unmarried woman, James Cross Hogland, an unmarried man, and James Milton Hogland, Jr., as Co-Trustee of Third-party Irrevocable Trust via the Last Will and Testament of Louise Young Hogland, Dated Decemeber 13, 2023

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Janice E. Erwin

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 20, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 3, as recorded in Map Book 23, Page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$150,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: James Milton Hogland, the other grantee, in Instrument #1999-40496 having died on or about June 15, 2018.

Note: This is not the homestead of any Grantor nor their spouse as defined in the Code of Alabama Section 6-10-3.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of December, 2023.

James Cross Hogland
James Cross Hogland

STATE OF Alabama)

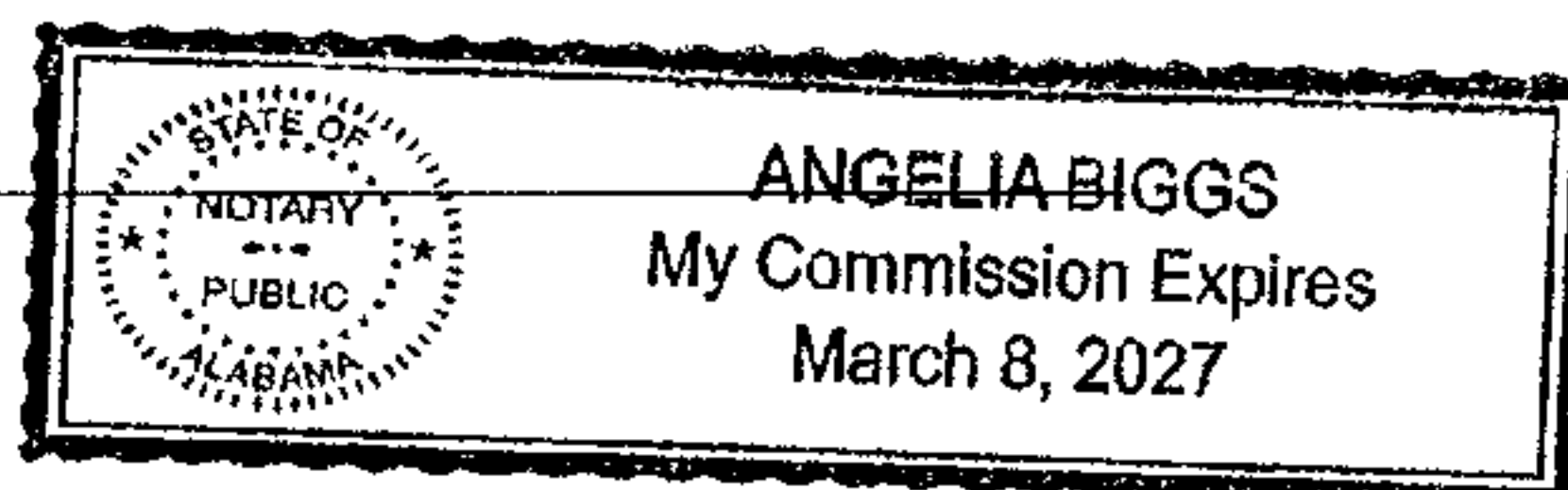
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Cross Hogland**, whose name is singed 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of Decemember, 2023.

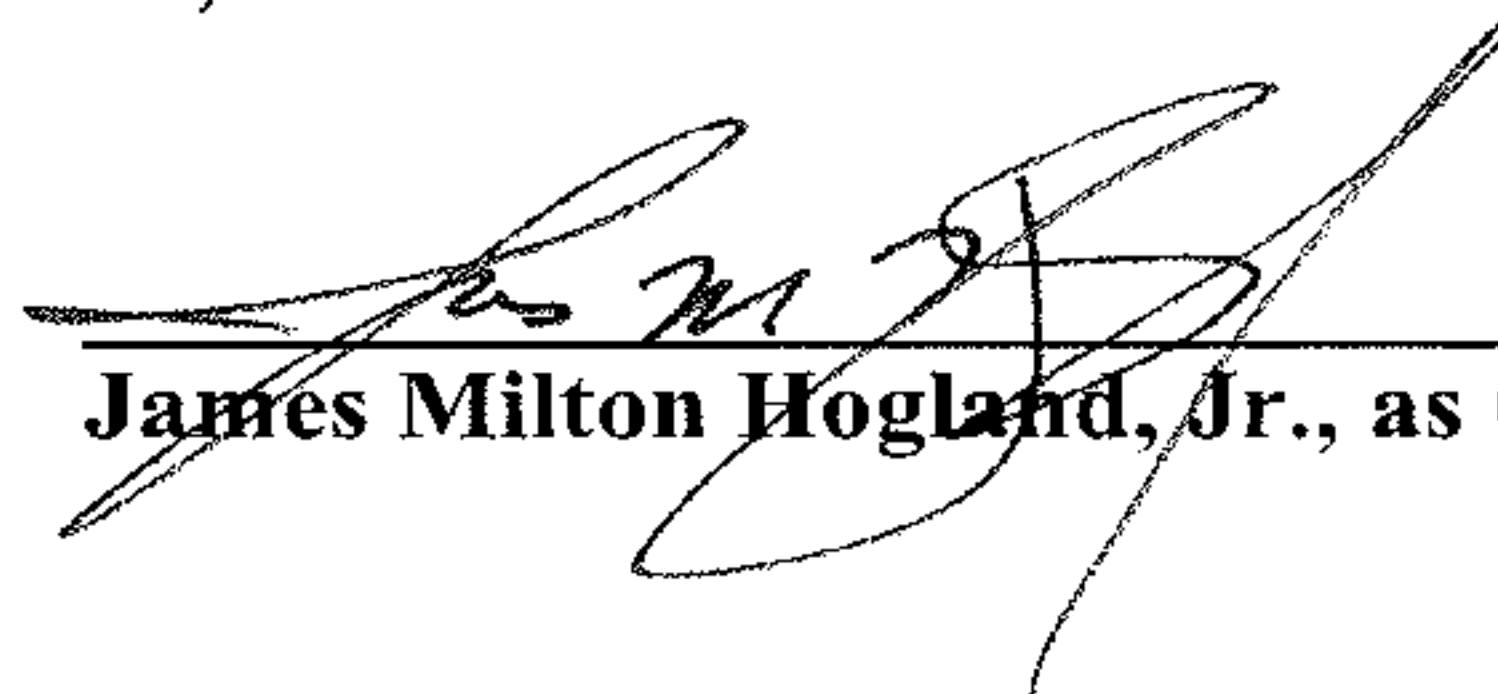
Angelia Biggs
Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of December, 2023.

Third-party Irrevoable Trust via the last will and testament of Louis Young Hogland, dated December 13, 2023



James Milton Hogland, Jr., as Co-Trustee

STATE OF ALABAMA)

COUNTY OF Shelby)

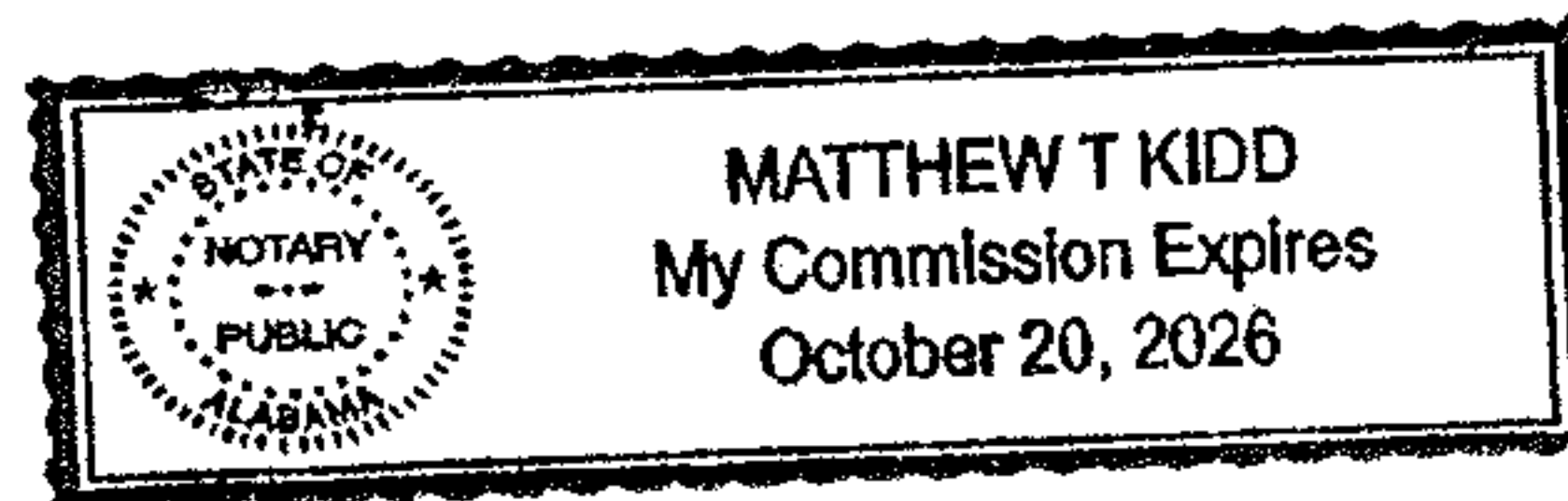
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Milton Hogland Jr., as Co-Trustee of the Third-party Irrevocable Trust via the Last Will and Testament of Louis Young Hogland, dated December 13, 2023**, whose name is singed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Co-Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 15th day of December, 2023.

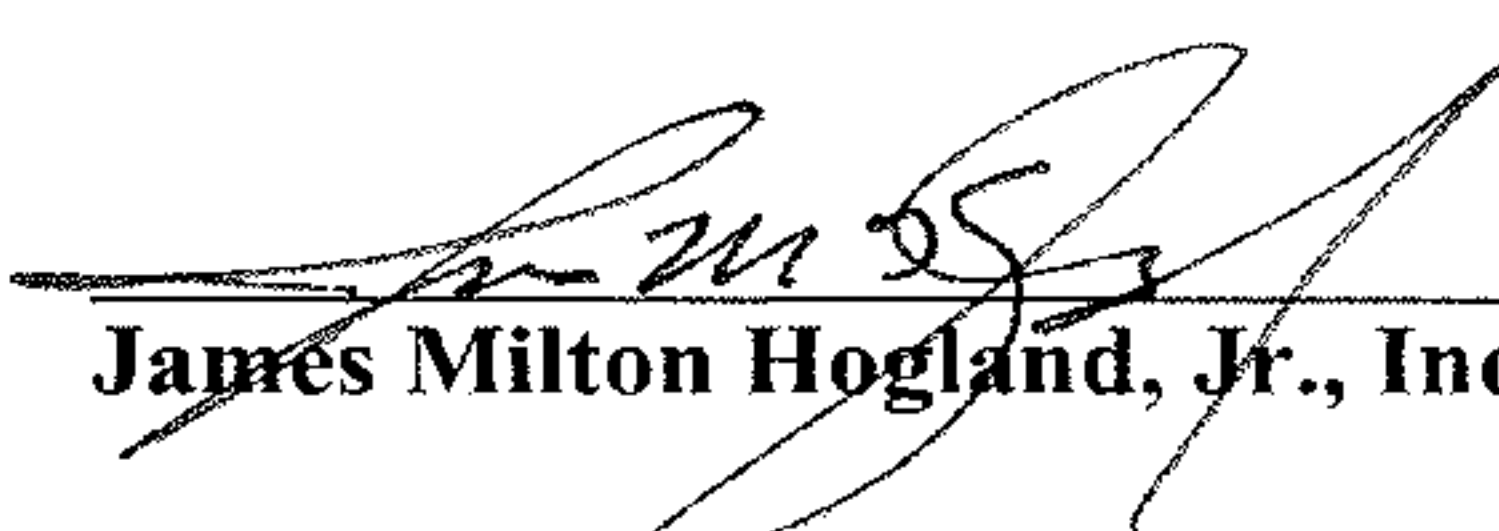



Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of December, 2023.


James Milton Hogland, Jr., Individually


James Milton Hogland, Jr., Personal Representative
of the Estate of Louis Young Hogland, deceased,
Shelby County Probate Case No. PR-2023-000616

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Milton Hogland Jr., individually, and as Personal Representative of Estate of Louis Young Hogland, deceased, Shelby County Probate Case No. PR-2023-000616**, whose name is singed 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 Personal Representative and with full authority, executed the same voluntarily for and on behalf of said Estate.

~~Given under my hand and~~ official seal this 15th day of December, 2023.


Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 15th day of December, 2023.

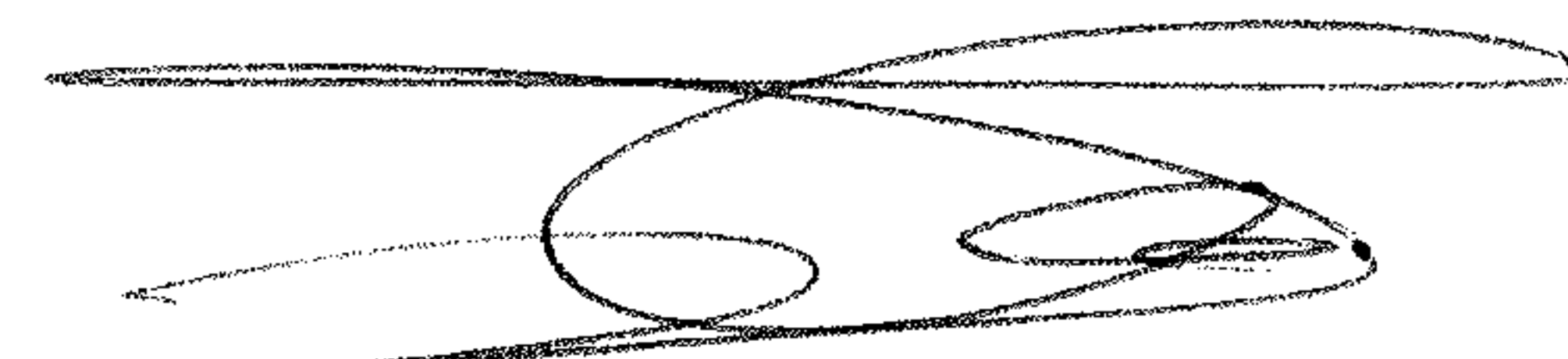

Meredith Kimbrell Hogland

STATE OF ALABAMA)

COUNTY OF Shelby)

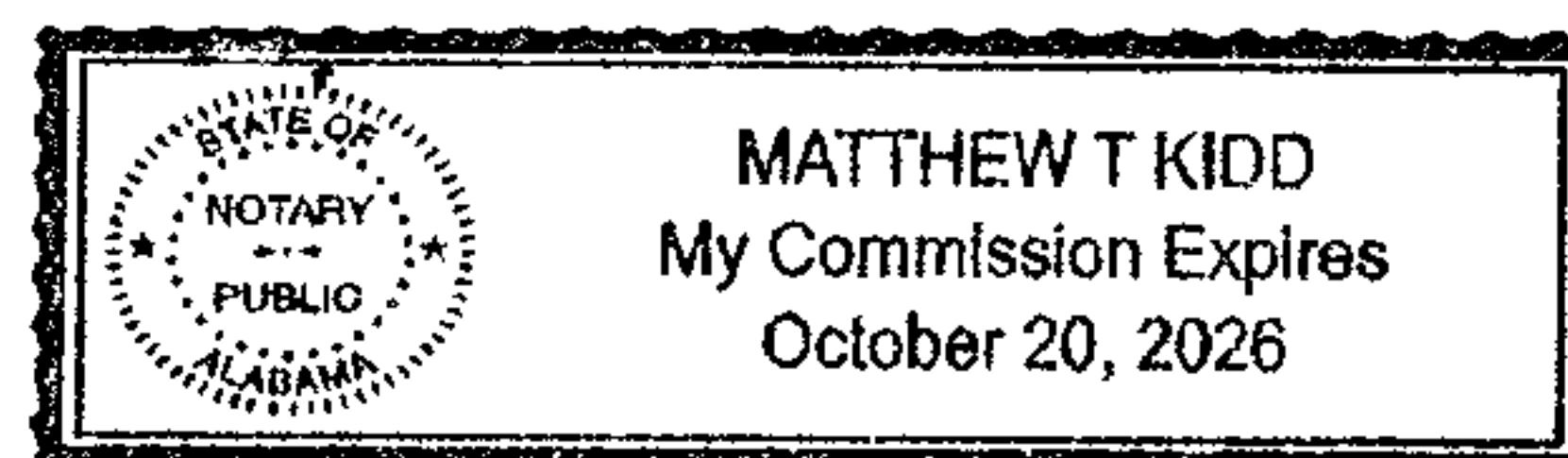
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Meredith Kimbrell Hogland**, whose name is singed to the foregoing conveyance and who Is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2023.



Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James Milton Hogland, Jr., Personal Representative of Estate of Louise Young Hogland, deceased, Shelby County Probate Case No. PR-2023-000616, Meredith Kimbrell Hogland, James Cross Hogland, and James Milton Hogland, Jr., Co-Trustee of Third-party Irrevocable Trust via the last will and testament of Louise Young Hogland dated December 13, 2023
 Mailing Address 2205 Ivy Trace
Vestavia Hills, AL 35243

Property Address 453 North Lake Road
Hoover, AL 35242

Grantee's Name Janice E. Erwin
 Mailing Address 453 North Lake Road
Hoover, AL 35242

Date of Sale December 15, 2023
 Total Purchase Price \$400,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale Appraisal
 Sales Contract Other:
 X Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 15, 2023

Print:

Form RT-1

Shannon Anderson

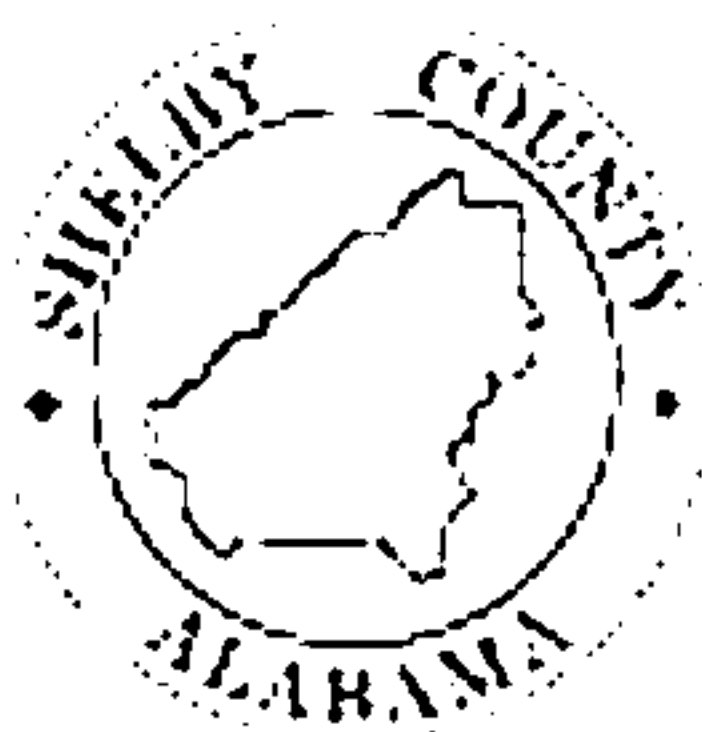
____ Unattested

(verified by)

Sign

Shannon Anderson

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2023 01:57:57 PM
\$295.00 JOANN
20231219000364510

Allen S. Bayl RT-1