

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, GARY RODEN AND SANDRA RODEN AKA GARY MICHAEL RODEN AND SANDRA JOHNSTON RODEN, HUSBAND AND WIFE, undersigned Grantors, do grant, bargain, sell and convey my interest to

“Gary Michael Roden and Sandra Johnston Roden, Trustees, or their successors in interest, of the Roden Living Trust dated January 10, 2024, and any amendments thereto.”

in and to the following described real property, situated in SHELBY COUNTY,

ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN AKA 2004 KINZEL LANE.

Source of Title: Instrument # 20180302000067240

Subject existing covenants and restrictions, easements, building lines and limitations of record.

HOMESTEAD OF THE GRANTOR

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

1/10/24.

Gary Roden (SEAL)
GARY RODEN

Sandra J. Roden (SEAL)
SANDRA RODEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that GARY RODEN AND SANDRA RODEN AKA GARY MICHAEL RODEN AND SANDRA JOHNSTON RODEN, HUSBAND AND WIFE signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1/10/24.

[Signature]
Notary Public

My Commission expires: 8/18/27

This Instrument was Prepared By:
John Holliman, Esq.
2491 Pelham Pkwy
Pelham, AL 35124

Grantees Address to Send Tax Notice:
2004 Kinzel Lane
Birmingham, AL 35242

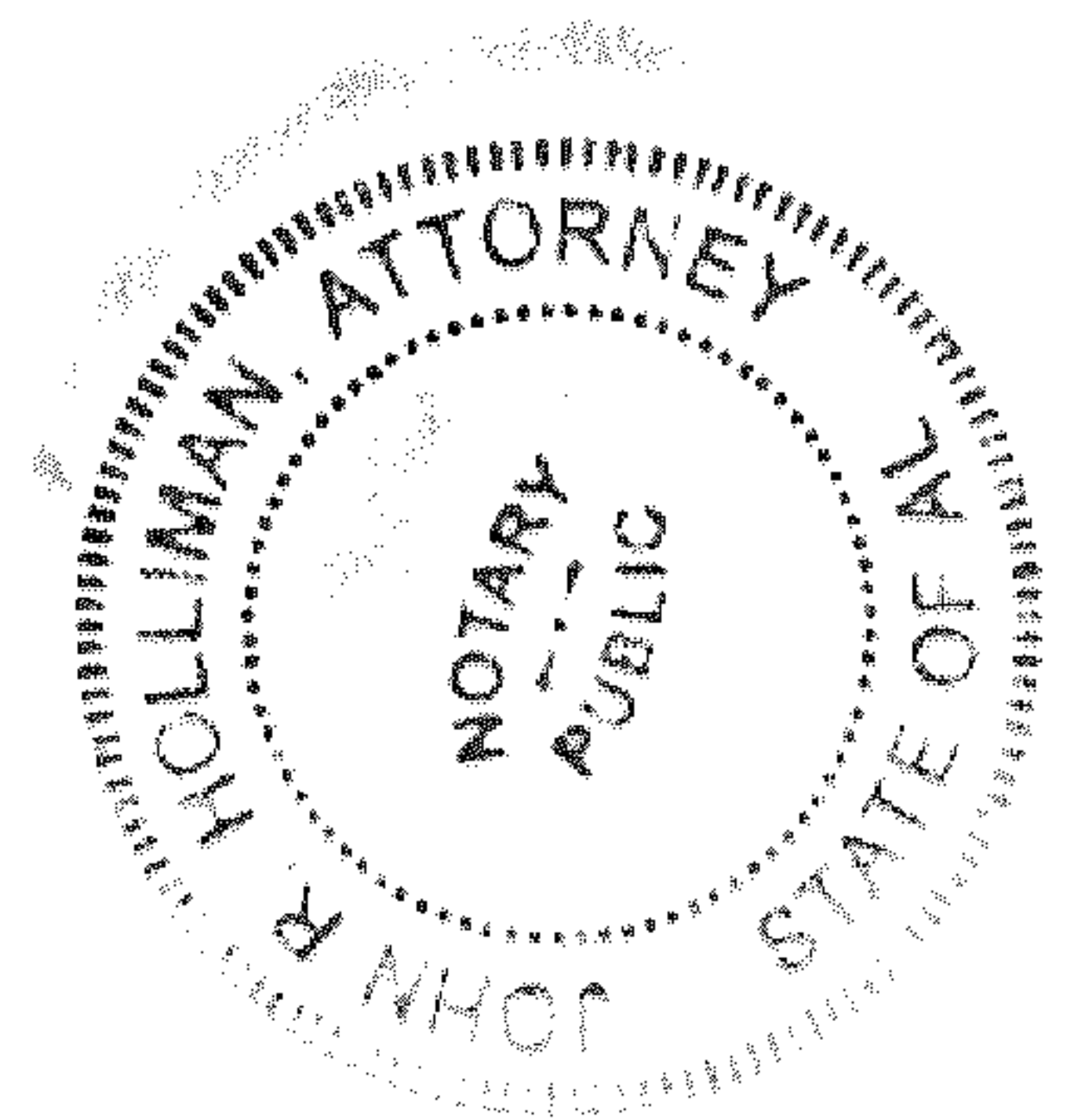


EXHIBIT "A"

Lot 18A, according to the Survey of Brock Point Resurvey of Lots 9-13 and 18-23, as recorded in Map Book 47, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2024 and subsequent years, not yet due and payable;
2. Easements, building lines, and restrictions as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
4. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
5. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
6. Amended and Restates Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partners, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840;
7. Covenant and agreement for Water Service as recorded in Real 235, Page 574;
8. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878.

Real Estate Sales Validation Form

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

Grantor's Name Gary Roden & Sandra Roden
 Mailing Address 2004 Kinzel Lane
Birmingham, AL 35242

Grantee's Name Gary Roden & Sandra Roden Trustees of
 Mailing Address The Roden Living Trust
2004 Kinzel Lane
Birmingham, AL 35242

Property Address 2004 Kinzel Lane
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 789,400.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/19/2024 10:10:01 AM
 \$823.50 JOANN
 20240119000014580



The purchase price or actual value claimed Allen S. Boyd can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 01/19/2024

Print Shannon Brubaker

Unattested _____
 (verified by)

Sign Shannon Brubaker
 (Grantor/Grantee/Owner/Agent) circle one