


Send tax notice to:
Grantee
Barry Allan Heine
500 Highway 408
Shelby, Alabama 35143

STATE OF ALABAMA
JEFFERSON COUNTY

This instrument prepared by:
E. B. (Ted) Strong, Esquire
300 Vestavia Parkway, Suite 3700
Birmingham, AL 35216


20240124000018940 1/4 \$339.50
Shelby Cnty Judge of Probate, AL
01/24/2024 01:41:45 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This deed made this the 24th day of January 2024, by and between **Barry Allan Heine and Jeffrey Lynn Heine, as Trustees of the MARLENE J. COOK LIVING TRUST AMENDED & RESTATED DATED May 17, 2013** (hereinafter referred to as the “Grantor”) and Barry Allan Heine and Jeffrey Lynn Heine (hereinafter referred to as the “Grantees”);

WITNESSETH THAT:

The Grantor, Barry Allan Heine and Jeffrey Lynn Heine, who will sign this conveyance pursuant to the power of sale contained in the **MARLENE J. COOK LIVING TRUST AMENDED & RESTATED DATED May 17, 2013**, does by these presents, grant, bargain, sell, and convey unto the Grantees as tenants in common the following described real estate in Shelby County, Alabama, to wit:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

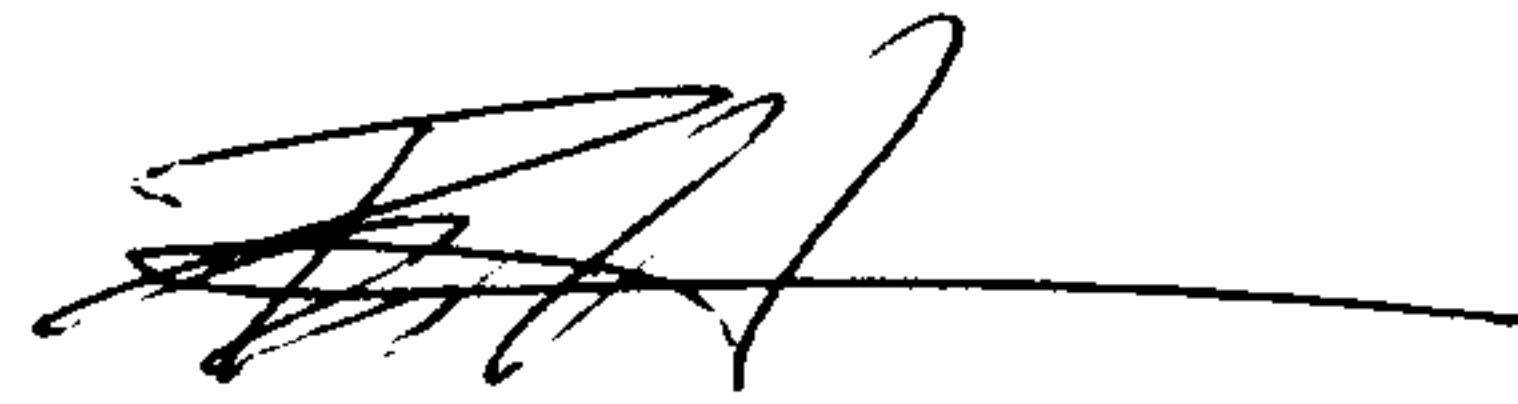
THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, the same unto the Grantees as tenants in common, their heirs and assigns forever; it being the intention of the parties to this conveyance that the Grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of the delivery of this deed, the premises were free from all encumbrances made by them in his capacity as Trustees and that they shall as Trustees, warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under him as Grantor herein, but not otherwise.

Shelby County, AL 01/24/2024
State of Alabama
Deed Tax: \$307.50

IN WITNESS WHEREOF, the Grantor hereunto sets his hand and seal this the 24th day of January 2024.

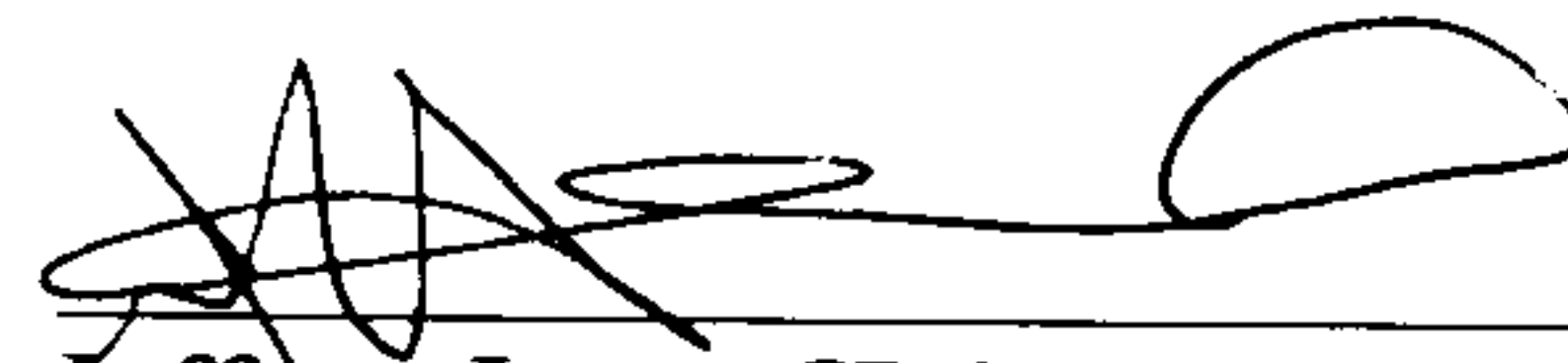
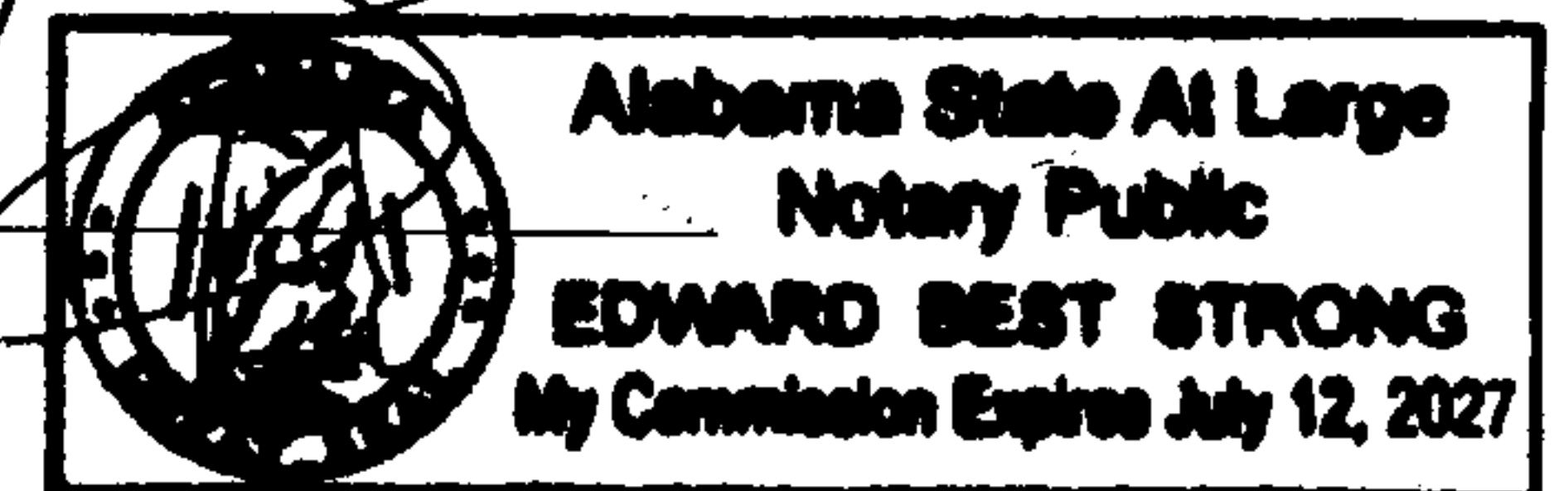


**Barry Allan Heine, as Trustee under the
MARLENE J. COOK LIVING TRUST
AMENDED & RESTATED DATED May
17, 2013**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

On this 24th day of January, 2024, before me personally appeared **Barry Allan Heine, as Trustee under the MARLENE J. COOK LIVING TRUST AMENDED & RESTATED DATED May 17, 2013**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing Warranty Deed, and acknowledged that he, in his capacity as Trustee, executed the same as is voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.


Notary Public

**Jeffrey Lynn Heine, as Trustee under the
MARLENE J. COOK LIVING TRUST
AMENDED & RESTATED DATED May
17, 2013**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

On this 24th day of January, 2024, before me personally appeared **Jeffrey Lynn Heine, as Trustee under the MARLENE J. COOK LIVING TRUST AMENDED & RESTATED DATED May 17, 2013**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing Warranty Deed, and acknowledged that he, in his capacity as Trustee, executed the same as is voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

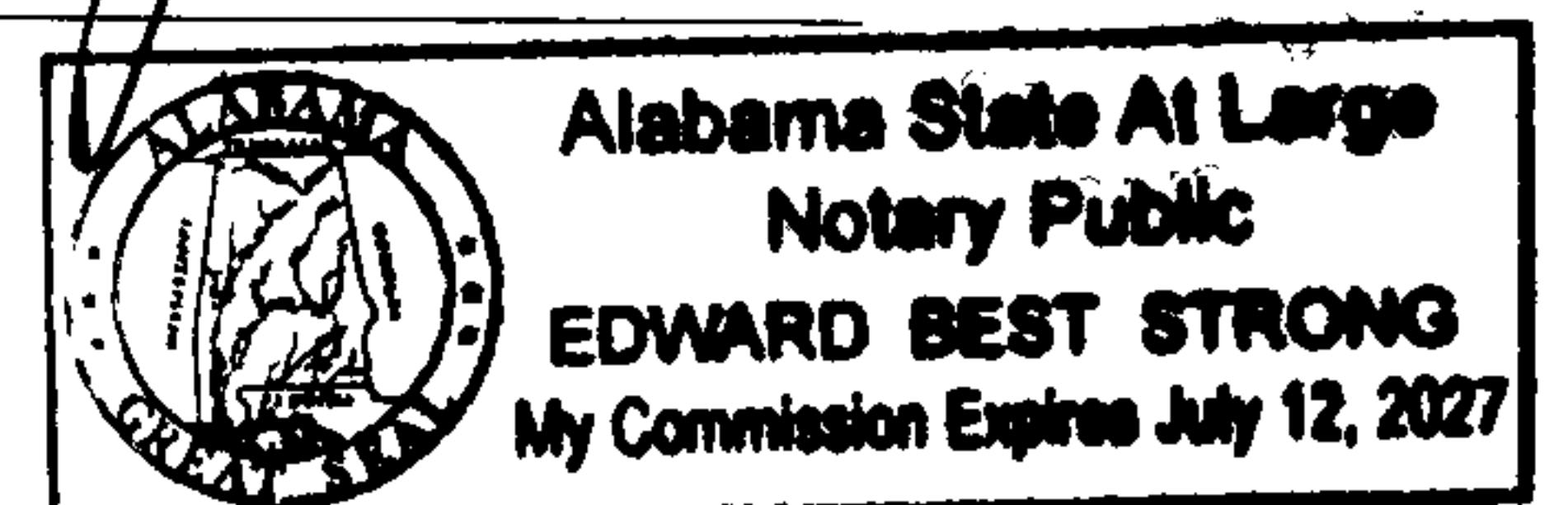

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

20240124000018940 3/4 \$339.50
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Lot 7-6, according to the Plat of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015 and all subsequent years thereafter.
- (2) Existing easements, restrictions, building setback lines as shown by recorded plat.
- (3) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (4) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 in the Probate Office of Shelby County, Alabama.
- (5) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.
- (7) Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20060630000315710 in the Probate Office of Shelby County, Alabama.
- (8) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (9) Release of damages as recorded in Instrument No. 20061229000634390, in said Probate Office.



Real Estate Sales Validation Form

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

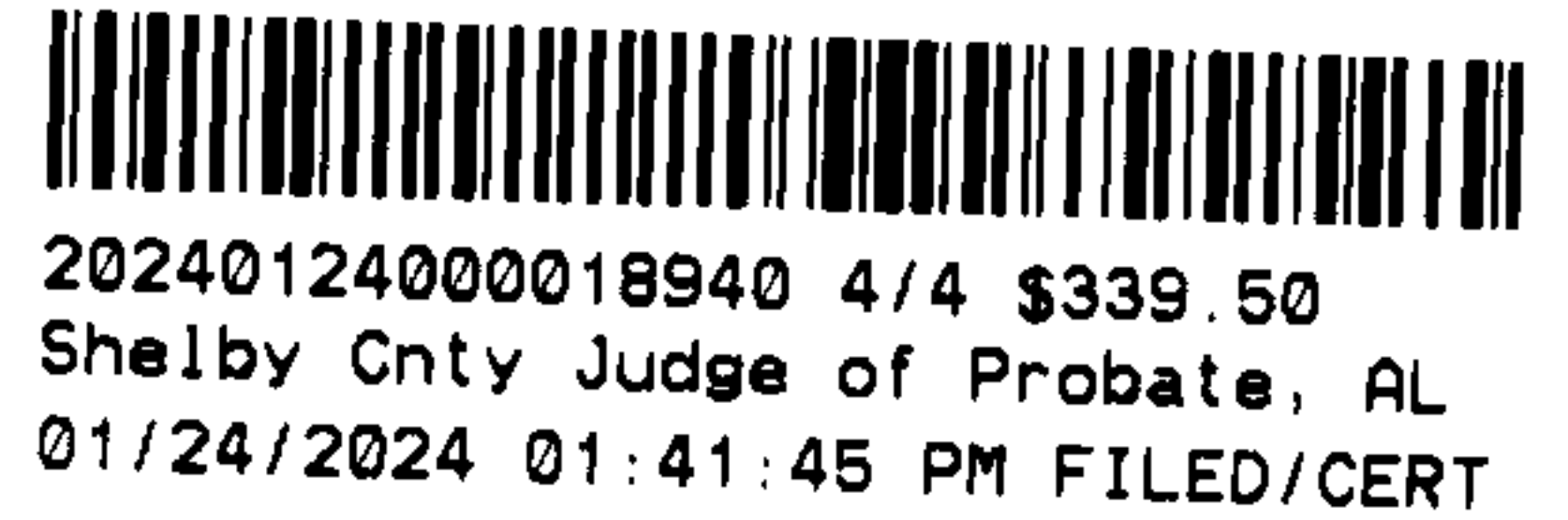
Grantor's Name BARRY ALLAN HEINE TRUSTEE
Mailing Address 500 Highway 408
SHELBY, AL 35143

Grantee's Name BARRY ALLAN HEINE
Mailing Address 500 Highway 408
SHELBY, AL 35143

Property Address 1019 SPRINGFIELD DR
CHOLSEA, AL 35043

Date of Sale 1/24/24
Total Purchase Price \$ 307,100

or
Actual Value \$ 307,100
or
Assessor's Market Value \$ 307,100



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 TAX ASSESSOR
☐ 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 1/24/24

Print BARRY A. HEINE

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one