

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Shane Heier & Cori Heier
804 Hillshire Drive
Hoover, AL 35244

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **FIVE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Stacy Baskin and Monica L. Baskin, as Trustees of the The Baskin Living Trust dated March 22, 2017

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

Shane Heier and Cori Heier

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

LOT 33 ACCORDING TO THE SURVEY OF THE HIGHLANDS, 2ND SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$503,500.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

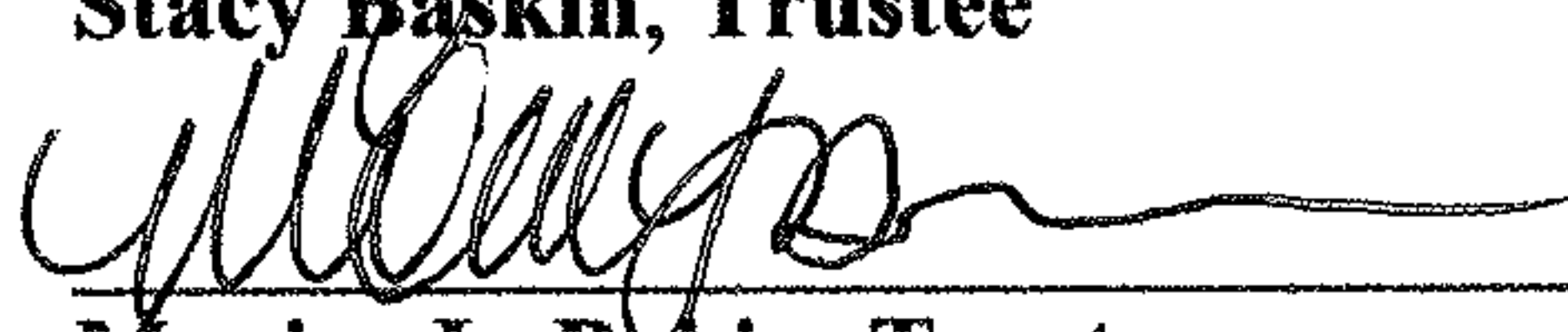
And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will 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 13th day of June, 2024.

The Baskin Living Trust dated March 22, 2017



Stacy Baskin, Trustee

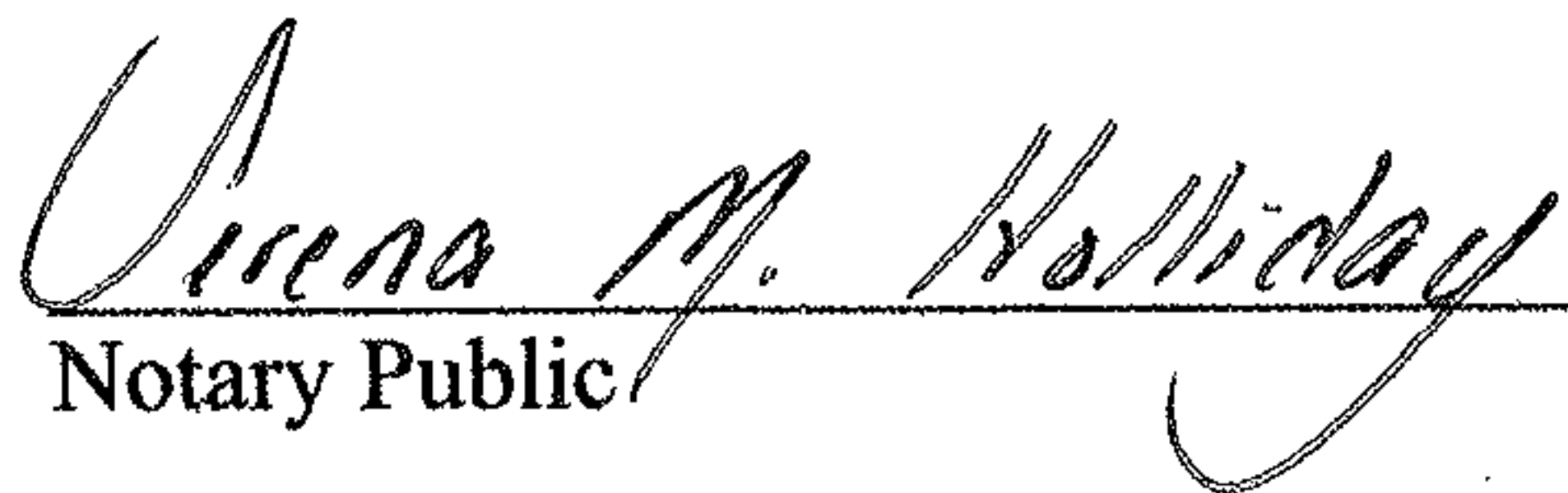


Monica L. Baskin, Trustee

STATE OF Pennsylvania
COUNTY OF Allegheny

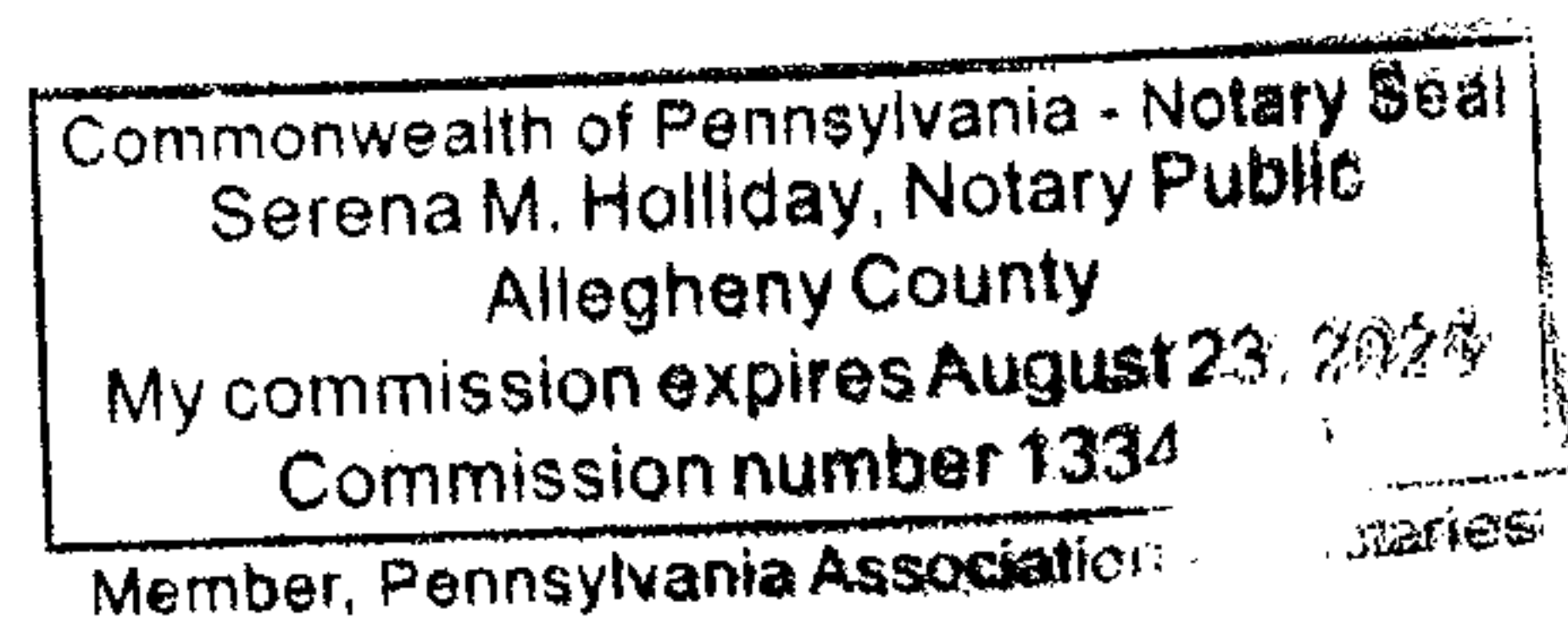
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stacy Baskin and Monica L. Baskin, Trustees of The Baskin Living Trust dated March 22, 2017**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 13th day of June, 2024.



Notary Public

My Commission Expires: August 23, 2026



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

Grantor's Name Stacy Baskin and Monica L. Baskin, Trustees
 of The Baskin Living Trust dated March 22, 2017
 Mailing Address 119 Buckingham Drive
Pittsburg, PA 15237
 Property Address 804 Hillshire Drive
Hoover, AL 35244

Grantee's Name Shane Anthony Heier and Cori Jo Heier
 Mailing Address 804 Hillshire Drive
Hoover, AL 35244
 Date of Sale June 17, 2024
 Total Purchase Price \$530,000.00
 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
 _____ 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 6/17/24 Print Daniel Odreum
 _____ Unattested _____ Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2024 12:21:44 PM
 \$55.50 JOANN
 20240617000180220



Allen S. Bayl

Form RT-1