THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Fiduciary Consulting Services, Inc., an Illinois corporation, Trustee of The JDV 2009 Separate Trust F/B/O Renee Vernon, dated April 1, 2023

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, AL 35209

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED TWENTY ONE THOUSAND AND 00/100 and NO/100 (\$421,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Deep South Partners, LLC (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Fiduciary Consulting Services, Inc., an Illinois corporation, Trustee of The JDV 2009 Separate Trust F/B/O Renee Vernon, dated April 1, 2023 (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in Shelby County, State of Alabama, to-wit:

Lot 912, according to the Survey of Forest Parks, 9th Sector, as recorded in Map Book 24, Page 138 A & B, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 135 Overview Dr, Sterrett, AL 35147

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 18th day of July, 2024.

Deep South Bartners/

By: Derek Lemke
Its Managing Member

STATE OF ALABAMA

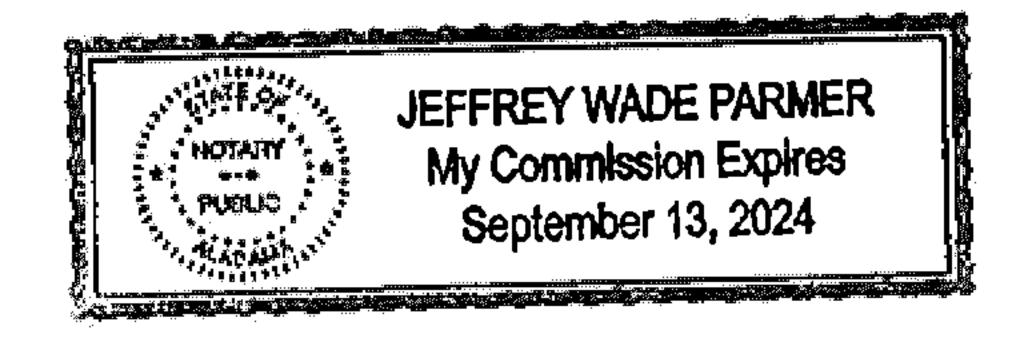
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Derek Lemke** whose name as **Managing Member** of **Deep South Partners**, **LLC**, 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 Instrument, he/she as such **Managing Member** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 913.2024



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Deep South Partners, LLC 270 Doug Baker Boulevard Birmingham, AL 35242		Grantee's Name	Renee Vernon, Investment Trustee of Fiduciary Consulting Services, Inc., an Illinois corporation, Trustee of The JDV 2009 Separate Trust F/B/O Renee
Property Address	135 Overview Dr Sterrett, AL 35147		Mailing Address	Vernon, dated April 1, 2023 135 Overview Dr Sterrett, AL 35147
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, Cou Clerk Shelby County, AL	nty	Date of Sale Total Purchase Price Or	July 18, 2024 \$421,000.00
	07/18/2024 12:53:05 PM \$449.00 PAYGE 20240718000219730	alling 5. Buyl	Actual Value Or Assessor's Market Value	\$ ne \$
	orice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S	Sale	Appraisa	1	
Sales Co		Other:		
V Closins	Statement	,		200-200-200-200-200-200-200-200-200-200
			sing all of the means	ired information referenced above
_	is form is not required.	recordation cont	ams an or me requ	ired information referenced above,
		Instructi	nnc	
	e and mailing address - prov nt mailing address.			ns conveying interest to property
Grantee's name	e and mailing address - prov	ide the name of	the person or perso	ons to whom interest to property is
being conveyed Property addre	d.	the property bein		ilable. Date of Sale - the date on
	-		se of the property, b	both real and personal, being
conveyed by th	ne instrument offered for rec	ord.		
conveyed by th	ne instrument offered for rec	ord. This may be	ue of the property, e evidenced by an a	both real and personal, being 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 proper	ty for property tax purposes	will be used and	the taxpayer will	be penalized pursuant to Code of
Alabama 1975	8 40-22-1 (h).			
I attest, to the laccurate. I furt	best of my knowledge and be the second that any false	elief that the info e statements clai	ormation contained med on this form n	l in this document is true and nay result in the imposition of the
penalty indicat	ed in <u>Code of Alabama 197</u>	5 § 40-22-1 (h).		
Date 7-18-20	24 Print	Jeff W. Parr	ncr	
			Sign Jocc	
Unattes	tea (verified by)		(Grantor/Gran	tee/Owner/Agent) circle one Form RT-1