

**NO TITLE SEARCH PERFORMED. THE PREPARER OF THIS INSTRUMENT HAS
NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE
DRAFTER OF THIS INSTRUMENT.**

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Lassen Trust
426 Poinciana Dr.
Homewood, AL 35209

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

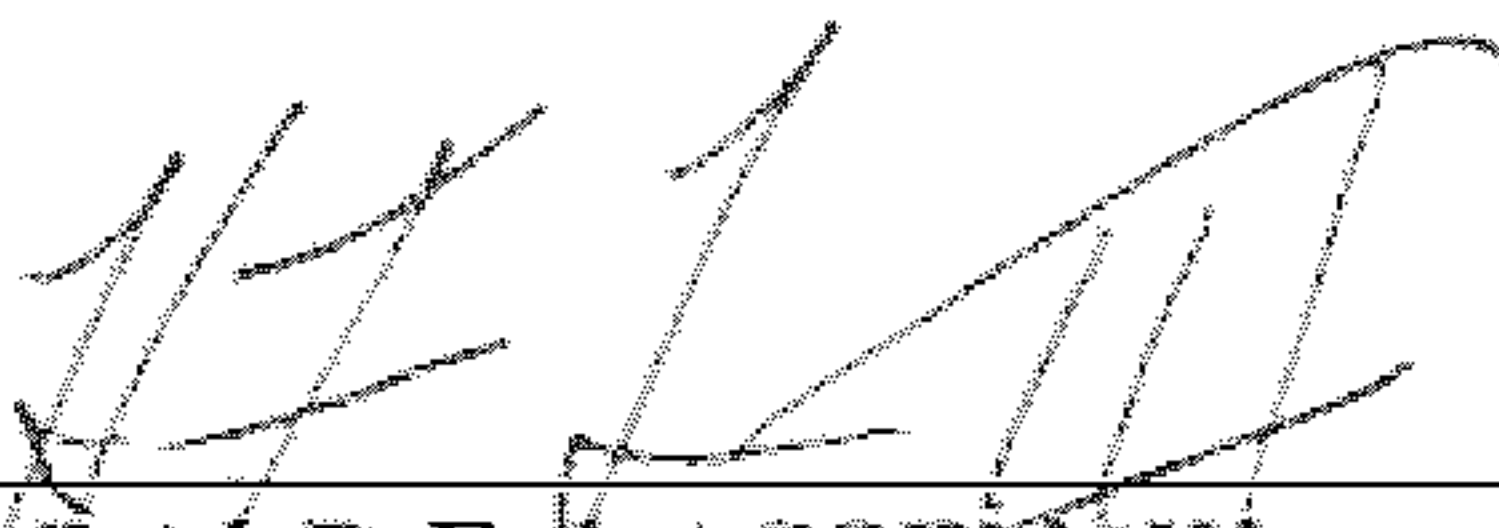
That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, HARALD F. LASSEN, III, a married person (herein referred to as GRANTOR) do grant, bargain, sell and convey unto LASSEN TRUST, Under the Will of Harald Fougner Lassen, Jr. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

The subject property does not constitute the homestead of Harald F. Lassen, III or his spouse.

To have and to hold to said GRANTEE forever.

Dated this the 8th day of OCTOBER 2024.

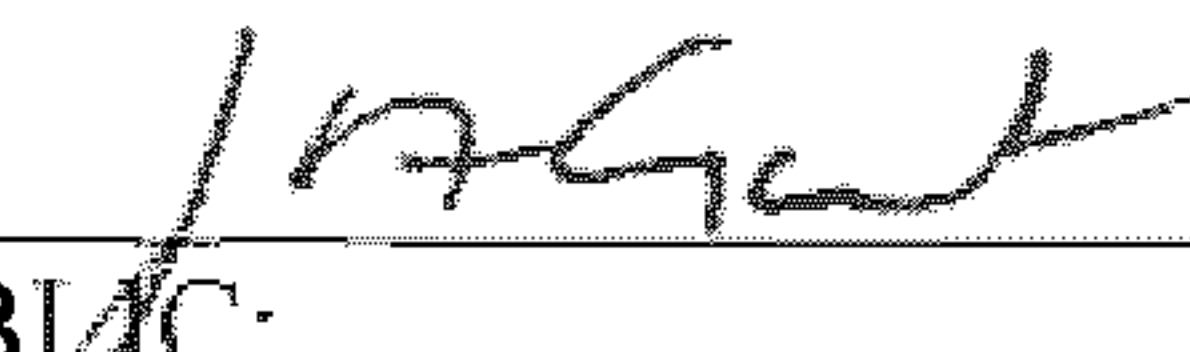


HARALD F. LASSEN, III

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARALD F. LASSEN, III, whose name is signed to the foregoing conveyance and 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 the 8th day of October, 2024.



NOTARY PUBLIC:
My commission expires:

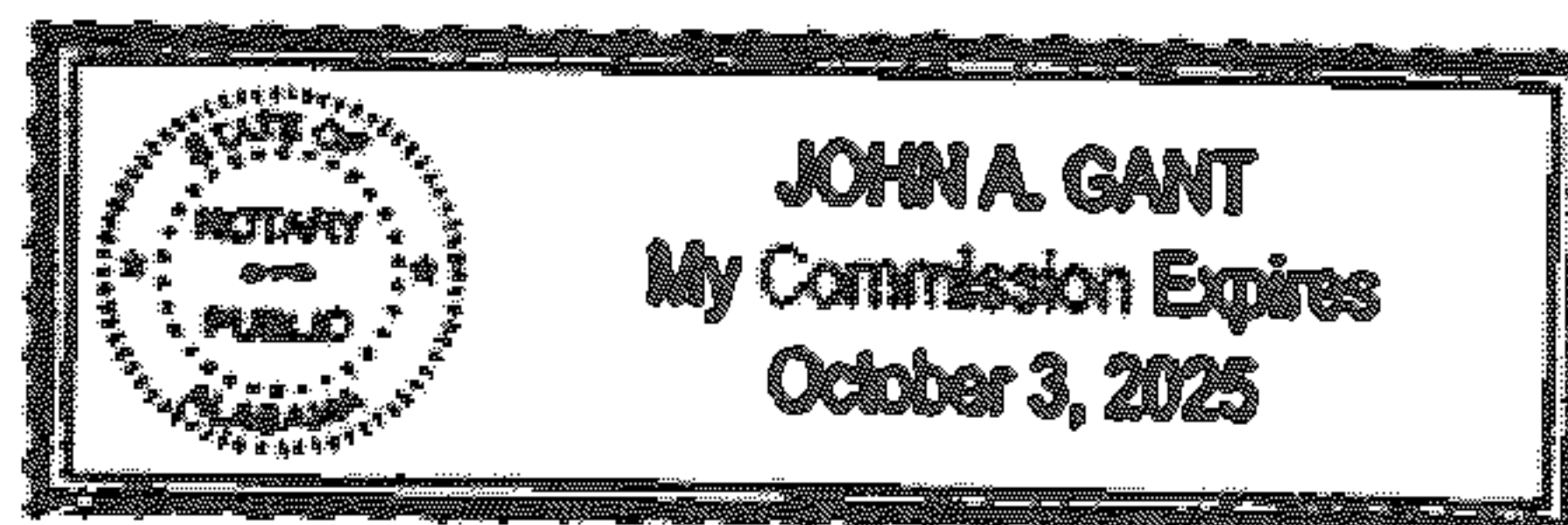


EXHIBIT "A"

Commence at the Northeast Corner of Lot 10 according to the Hollybrook Lake Subdivision as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southwesterly direction along the Northwesterly line of said lot 10 approximately 100' to the West line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 West; thence run North along said Quarter Section line a distance of approximately 2' to the SW corner of Southeast Quarter of Southeast Quarter of Section 13, Township 18, Range 1 West,, thence continue to run North along said quarter section line a distance of approximately 705' to the South right of way line of Shelby County Highway 41; thence run in an Easterly direction and along the said right of way approximately 265' to the center line of a private road, the entrance road to Hollybrook Lake, thence run in a Southerly and easterly direction along said private road 490' more or less to an Intersection with a second private road; thence run in a westerly and Southwesterly direction along said second private road a distance of 810' more or less to the point of beginning.

Subject to current and future ad valorem taxes and all easements, rights-of-way, agreements, covenants, restrictions, and conditions of record.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2024 10:32:25 AM
 \$206.00 PAYGE
 20241008000314970

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Harald F. Lassen, III
 Mailing Address 426 Poinciana Dr.
Homewood, AL 35209

Grantee's Name Lassen Trust
 Mailing Address 426 Poinciana Dr.
Homewood, AL 35209

Property Address +/- 5 Acres, Hollybrook Lake Rd.
Leeds, AL 35094

Date of Sale 10/8/2024

Total Purchase Price \$ 175,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 10/8/2024

Print John A. Gant

Sign *John A. Gant*
 (Owner) (Agent) circle one