



20241219000387680 1/2 \$860.00  
Shelby Cnty Judge of Probate, AL  
12/19/2024 01:32:22 PM FILED/CERT

**This Document Prepared By:**

William G. Nolan  
*Attorney at Law*  
The Alabama Elder Care Law Firm  
200 Office Park Drive, Ste 303  
Mtn Brook, Alabama 35223  
205-390-0101

**After Recording, Mail To:**

Randy M. Mazer and Glynda Mazer  
647 Highland Lakes Cove  
Birmingham, AL 35242

Source of Title: 20200814000352030

Assessor's Parcel Number: 09 2 09 0 002 001.016

## QUITCLAIM DEED

STATE OF ALABAMA       )  
  )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

RANDY M. MAZER AND GLYNDA MAZER, a married couple, the GRANTORS;

Whose mailing 647 Highland Lakes Cove, Birmingham, AL 35242

do hereby grant, bargain, and convey unto

RANDY M. MAZER and GLYNDA MAZER, as Trustees of THE MAZER FAMILY TRUST, U/A dated August 30, 2024, the GRANTEE,

Whose mailing address is 647 Highland Lakes Cove, Birmingham, AL 35242

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 125, according to the Map of Highland Lakes, 1<sup>st</sup> Sector, an Eddleman Community, as recorded in Map Book Page 18, Page 37 A, B, C, D, E, F, & G in the Probate Officed of Shelvy County.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1<sup>st</sup> Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

COMMONLY known as:       647 Highland Lakes Cove, Birmingham, AL 35242

TAX ASSESSOR'S VALUE:     \$833,700.00

DATE OF SALE:             12/18/2024

Shelby County, AL 12/19/2024  
State of Alabama  
Deed Tax: \$834.00



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TO have and to hold to the said grantee and grantee's assigns forever.

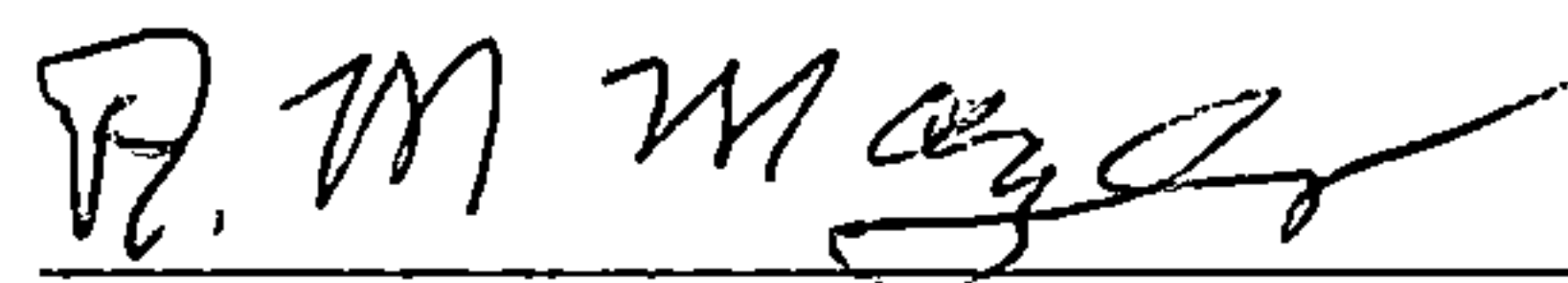
The land described herein (You must make a selection):

  X   is homestead property of the said grantor

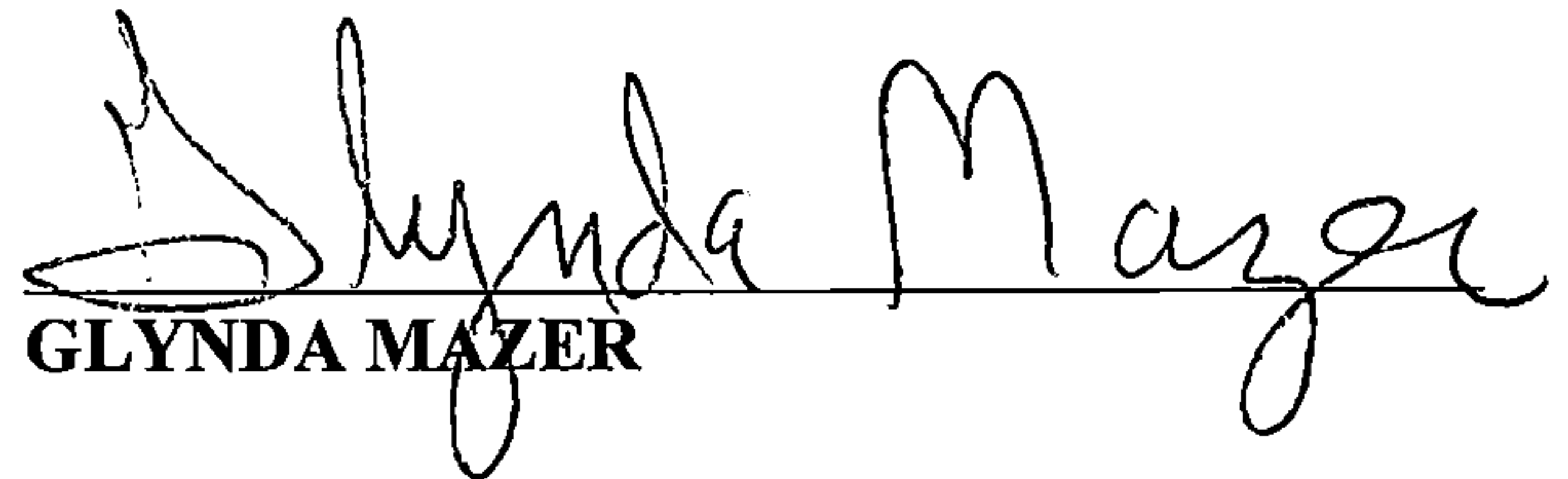
           is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal, this the 18<sup>th</sup> day of December, 2024.



RANDY M. MAZER

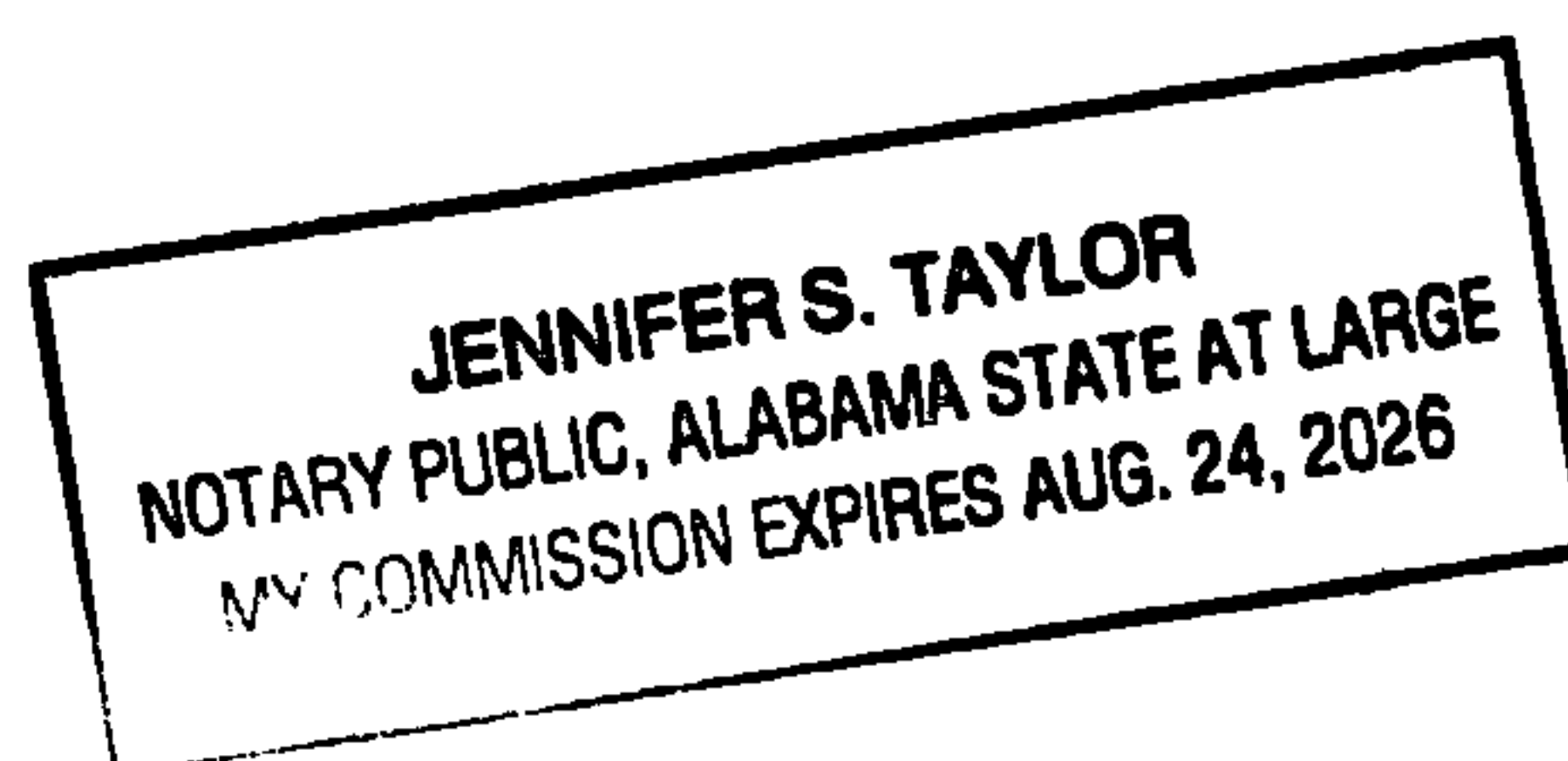
  
GLYNDA MAZER

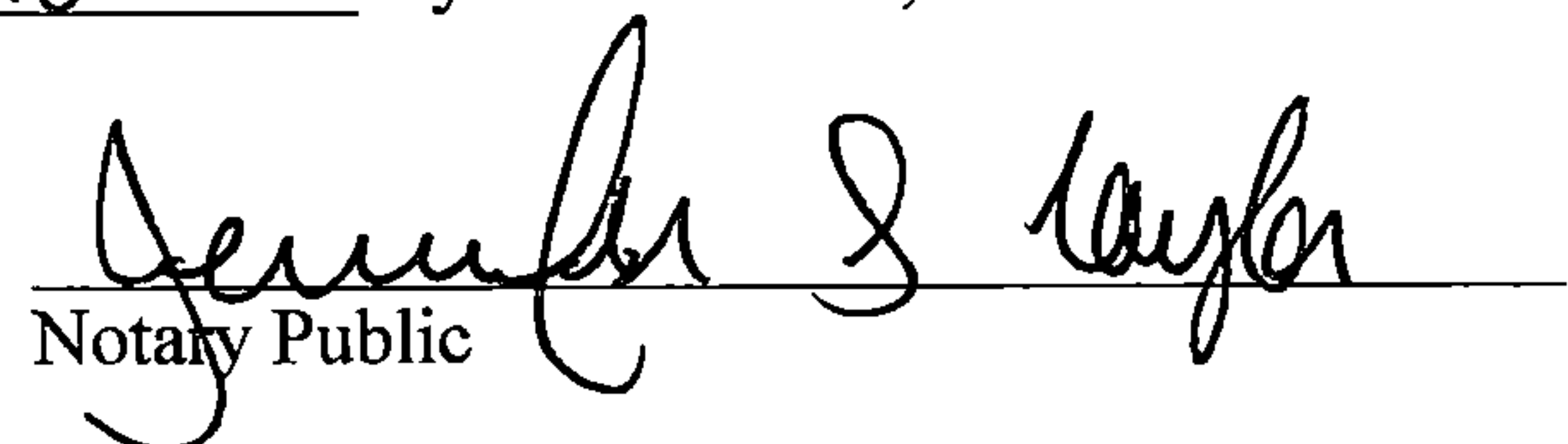
STATE OF ALABAMA           )  
JEFFERSON COUNTY        )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify RANDY M. MAZER and GLYNDA MAZER, who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of December, 2024..



  
Notary Public

