



20250228000059750 1/7 \$959.50
Shelby Cnty Judge of Probate, AL
02/28/2025 01:00:17 PM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This instrument was prepared by:

John Braxton Owen, Esq.
Carney Law, LLC
3500 Colonnade Parkway, Suite 100
Birmingham, Alabama 35243
(205) 802-0696

SEND TAX NOTICE TO:

Robert Michael Lenning and
Dana Goswick Lenning, Trustees
160 Southledge
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert Michael Lenning and Dana G. Lenning, a married couple**, hereinafter referred to as "Grantor," do hereby grant, bargain, sell, and convey unto, **Robert Michael Lenning and Dana Goswick Lenning, as Trustees of the Lenning Family Management Trust, dated February 21, 2025**, hereinafter referred to as "Grantee," all of their right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 1832, according to the Map of Highlands Lakes, 18th Sector, Phase II, an Eddleman Community, as recorded in Map Book 30, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadway, 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 and amended in Inst. #1996-17543 and amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II, recorded as Instrument No. 20021125000589270 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as, the "Declaration").

Subject to existing rights of ways, for public roads, utilities, etc.

Shelby County, AL 02/28/2025
State of Alabama
Deed Tax: \$919.50



20250228000059750 2/7 \$959.50
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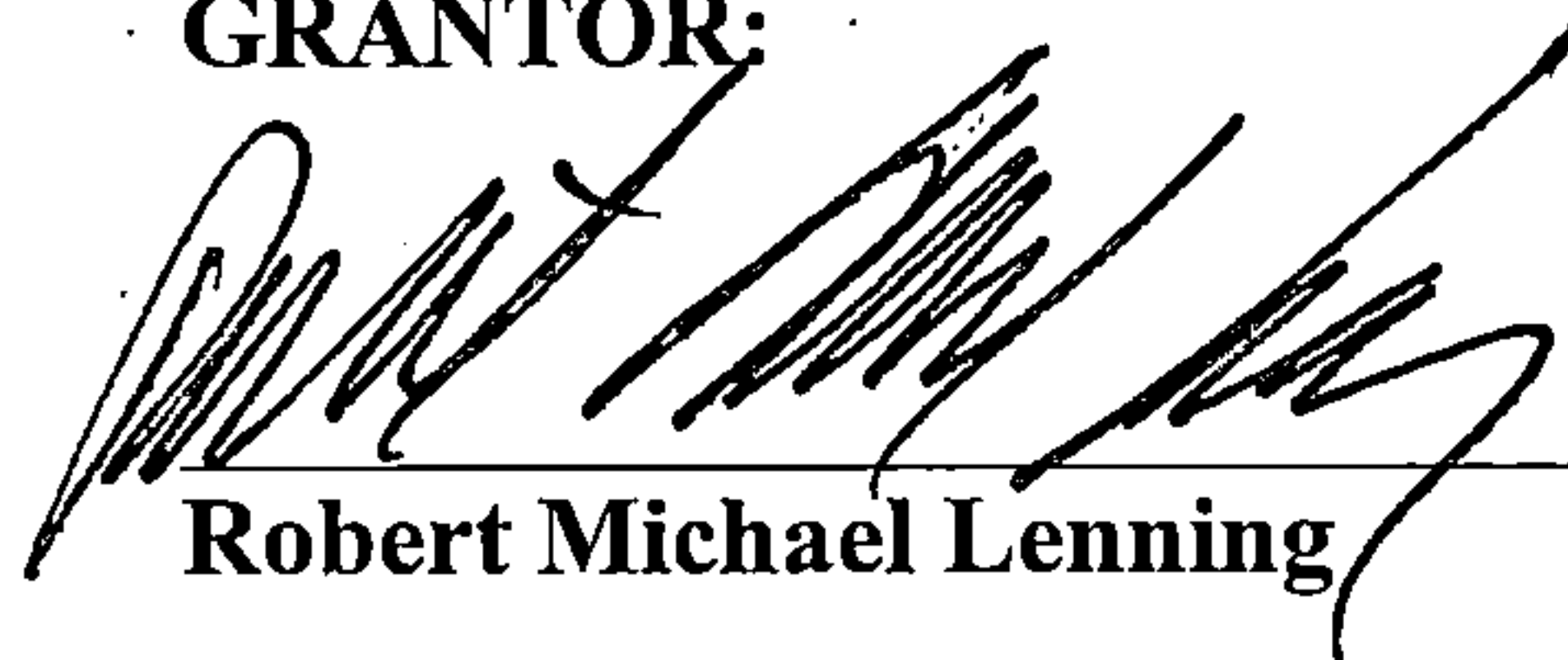
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

The Property is the homestead of Grantors.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantors' heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantors' heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 21st day of February, 2025.

GRANTOR:


Robert Michael Lenning

GRANTOR:

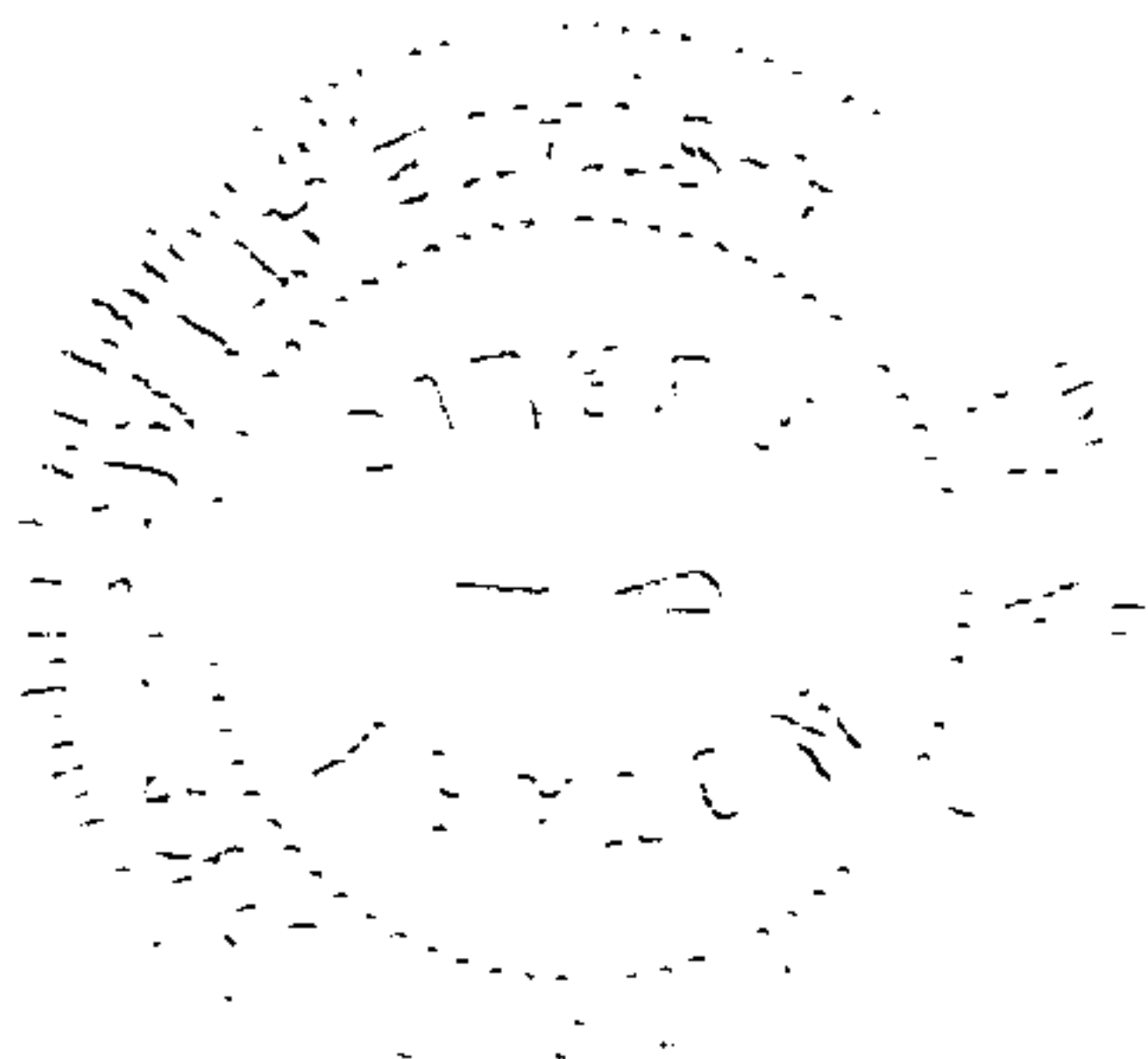

Dana G. Lenning

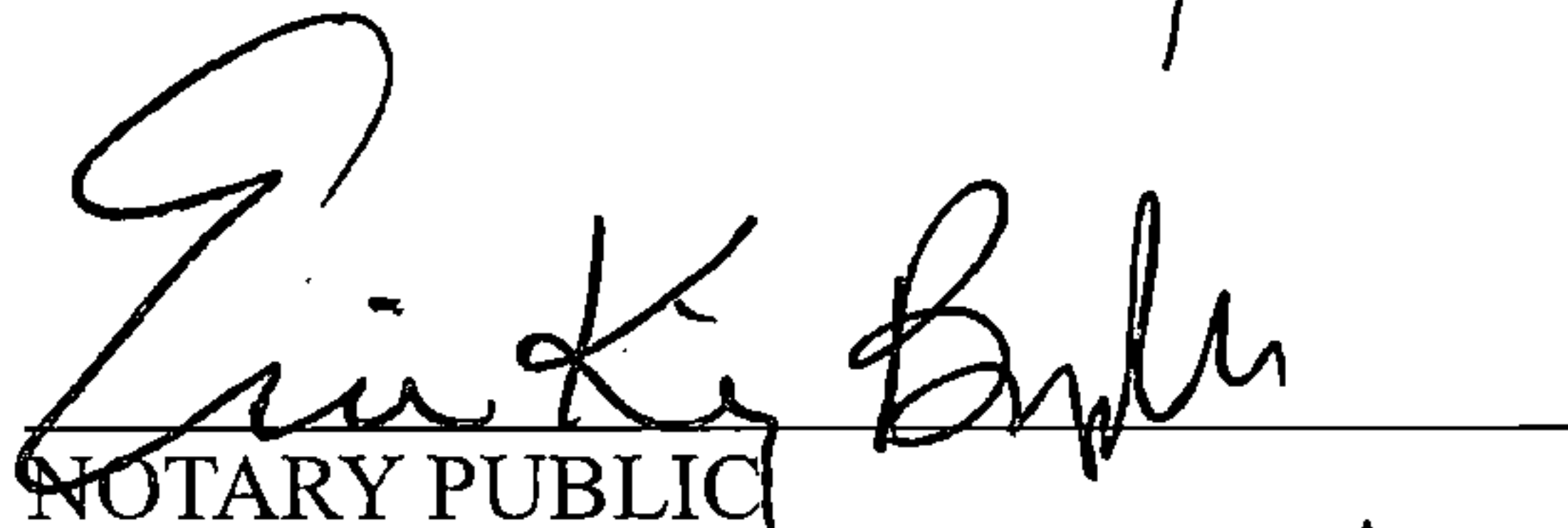
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20250228000059750 3/7 \$959.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Michael Lenning, a married man**, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of February, 2025.




NOTARY PUBLIC

My Commission Expires: 07/25/2028

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dana G. Lenning, a married woman**, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of February, 2025.


NOTARY PUBLIC

My Commission Expires: 07/25/2028

Real Estate Sales Validation Form

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

Grantor's Name Robert Michael Lenning and Dana G. Lenning
Mailing Address 160 Southledge
Birmingham, AL 35242

Grantee's Name Robert Michael Lenning and
Mailing Address Dana Goswick Lenning, Trustees
160 Southledge
Birmingham, Alabama 35242

Property Address 160 Southledge
Birmingham, AL 35242

Date of Sale 2/21/2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 919,490.00



20250228000059750 4/7 \$959.50
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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 _____

☐ 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 2/26/2025

Print Jack T. Cannon

Unattested _____

Sign Jack T. Cannon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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**CERTIFICATION OF TRUST OF THE LENNING FAMILY MANAGEMENT TRUST
DATED THE 21ST DAY OF FEBRUARY, 2025**

This Certification of Trust is made pursuant to Code of Alabama §19-3B-1013 as follows:

1. The Trust is currently effective and is dated February 21, 2025.
2. The Grantors of the trust are Robert Michael Lenning and Dana Goswick Lenning.
3. The Trust is revocable.
4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
5. Tax identification number for trust: Robert Michael Lenning's Social Security number.
6. The current Trustees are:

Robert Michael Lenning and Dana Goswick Lenning
160 Southledge
Birmingham, AL 35242

When more than one Trustee is serving hereunder, the following terms apply:

(a) *Trustee Voting Rights.* If there is more than one Trustee serving, then the vote of the Trustees for any action hereunder must be by unanimous vote of the Trustees.

(b) *Delegation Among Trustees.* When there is more than one individual or entity serving as co-Trustees, then any Trustee may delegate to any other Trustee the power to exercise any or all of the powers granted to the Trustees in this Trust, including those powers, which are discretionary, to the extent allowed by law. Any delegating Trustee may revoke any such delegation with written notice to the other serving co-Trustees. The delegation of any such power, as well as the revocation of any such delegation, shall be evidenced by an instrument in writing signed by the delegating co-Trustee. As long as any such delegation is in effect, any of the delegated powers may be exercised by the Trustee receiving such delegation with the same force and effect as if the delegating Trustee had personally joined in the exercise of such power. Provided, however, that if such Trustee, or co-Trustee, shall also be a current beneficiary and such delegation shall be deemed to create in that Trustee a right that shall be deemed to be a general power of appointment, then such individual Trustee shall not be vested with such right to delegate such power.

7. The Item entitled "Powers for Trustee" of said Trust Agreement gives the Trustee the power to manage the assets of said Trust, including investing the assets of said Trust in diverse assets.



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8. The Trustee is authorized to open accounts, sign checks, make withdrawals or to make deposits on any accounts at any financial institution.

9. Title to trust property may be listed as: "Robert Michael Lenning and Dana Goswick Lenning, as Trustees of the Lenning Family Management Trust dated February 21, 2025."

10. A person who acts in reliance upon this Certification of Trust, without actual knowledge that any representations contained have become incorrect, is not liable to any other person for so acting. A person who does not have actual knowledge that facts contained in this Certification of Trust are incorrect may assume, without inquiry, the existence of facts. Actual knowledge shall not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying upon this Trust Certification. Any transaction, and any lien created thereby, entered into by the Trustee and a person acting in reliance upon this Certification of Trust shall be enforceable against the Trust assets; except that if the person has actual knowledge that the Trustee is acting outside the scope of the Trust, then the transaction is not enforceable against the Trust assets. Nothing contained herein shall limit the rights of the beneficiaries of the Trust against the Trustee.

11. Any third party may rely upon the representations made in this Certification of Trust until the third party has received actual notice to the contrary.

IN WITNESS WHEREOF, I have executed this Certification of Trust this the 21st day of February, 2025 and hereby affirm it constitutes a valid and accurate certification of such document.

ROBERT MICHAEL LENNING, as Trustee

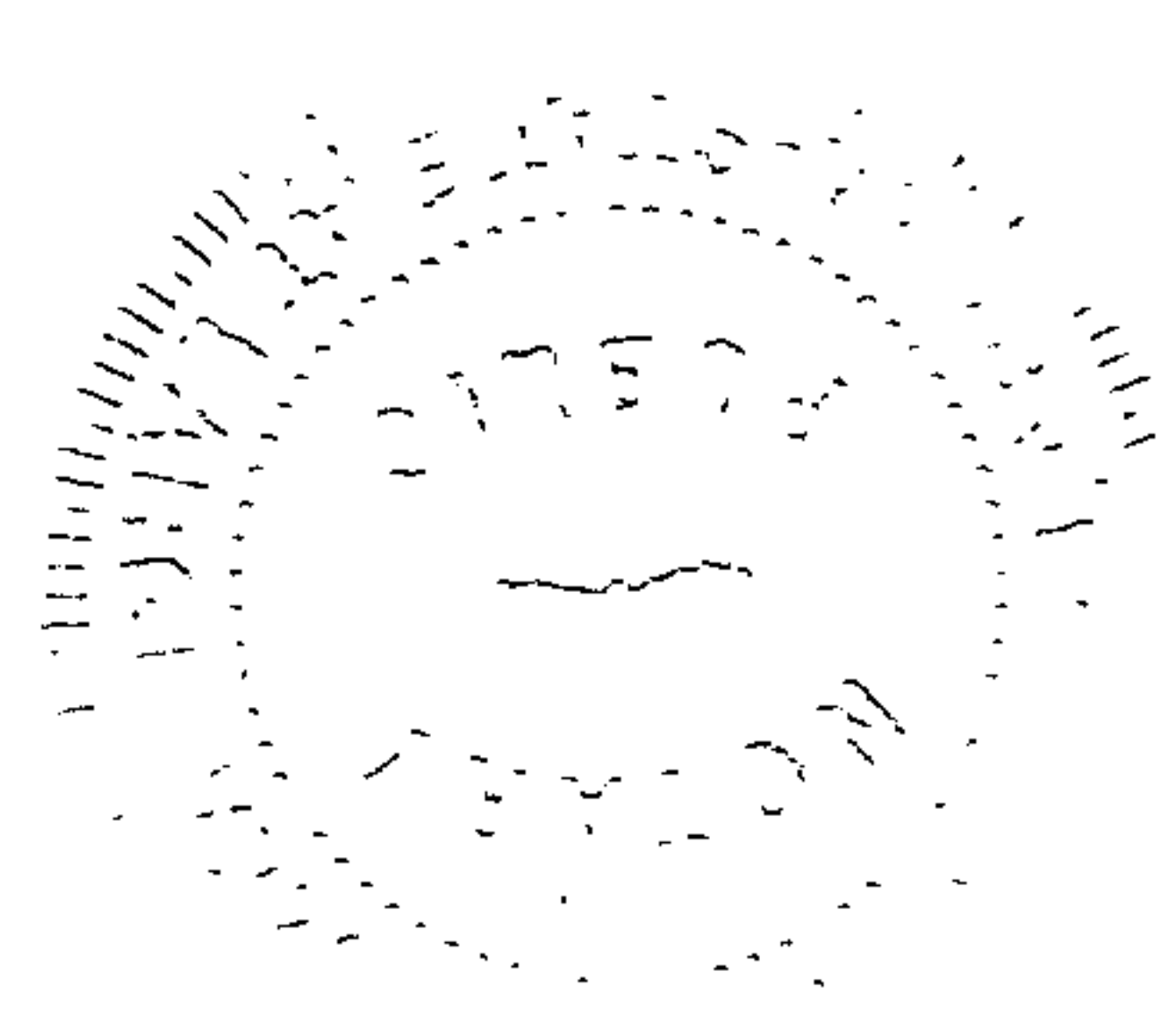
STATE OF ALABAMA

COUNTY OF JEFFERSON

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I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **ROBERT MICHAEL LENNING**, as Trustee, party hereto and was executed and acknowledged by him to be his free act and voluntary deed.

Given under my hand and official seal this the 21st day of February, 2025.


Eric King Bynum
(Signature of Person Taking
Acknowledgment)

My commission expires: 07/25/2028

Dana Goswick Lenning
DANA GOSWICK LENNING, as Trustee

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **DANA GOSWICK LENNING**, as Trustee, party hereto and was executed and acknowledged by her to be her free act and voluntary deed.

Given under my hand and official seal this the 21st day of February, 2025.


Eric King Bynum
(Signature of Person Taking
Acknowledgment)

My commission expires: 07/25/2028