

SEND TAX NOTICE TO:
Hannah Elizabeth Bergert and Timothy
Alexander Stein
6045 Forest Lakes Cove
Sterrett, Alabama 35147

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Sixty Nine Thousand Nine Hundred dollars & no cents (\$269,900.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jennifer Rezba, a married woman and Rebecca Campell Boyd, an unmarried woman and Cynthia Campbell Bergmark,
married woman and the Estate of Andrew Shane Vernon, deceased Case No. PR-2021-000625

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Hannah Elizabeth Bergert and Timothy Alexander Stein

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 368, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B, and C, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

\$256,405.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 25 A, B, and C.

EASEMENTS AND/OR RIGHTS OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 126, PAGE 191, BOOK 126, PAGE 323 AND BOOK 236, PAGE 829.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **March 3, 2025**.

Rebecca Campbell Boyd (Seal)
 Rebekah Campbell Boyd, as Personal Representative of the
 Estate of Andrew Shane Vernon, deceased Case No.
 PR-2021-000625

Rebecca Campbell Boyd (Seal)
 Rebekah Campbell Boyd

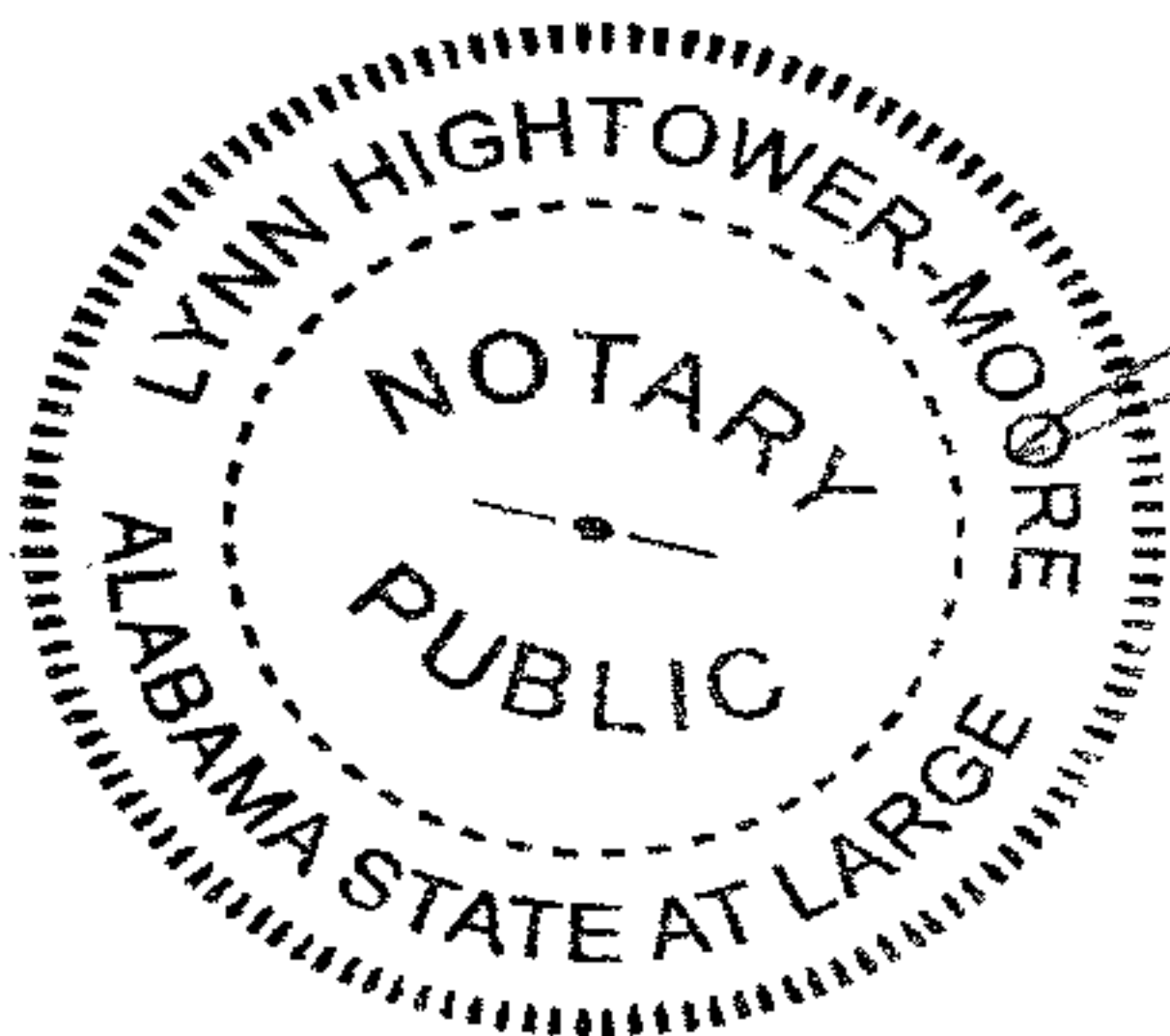
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebekah Campbell Boyd, unmarried woman a, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2025



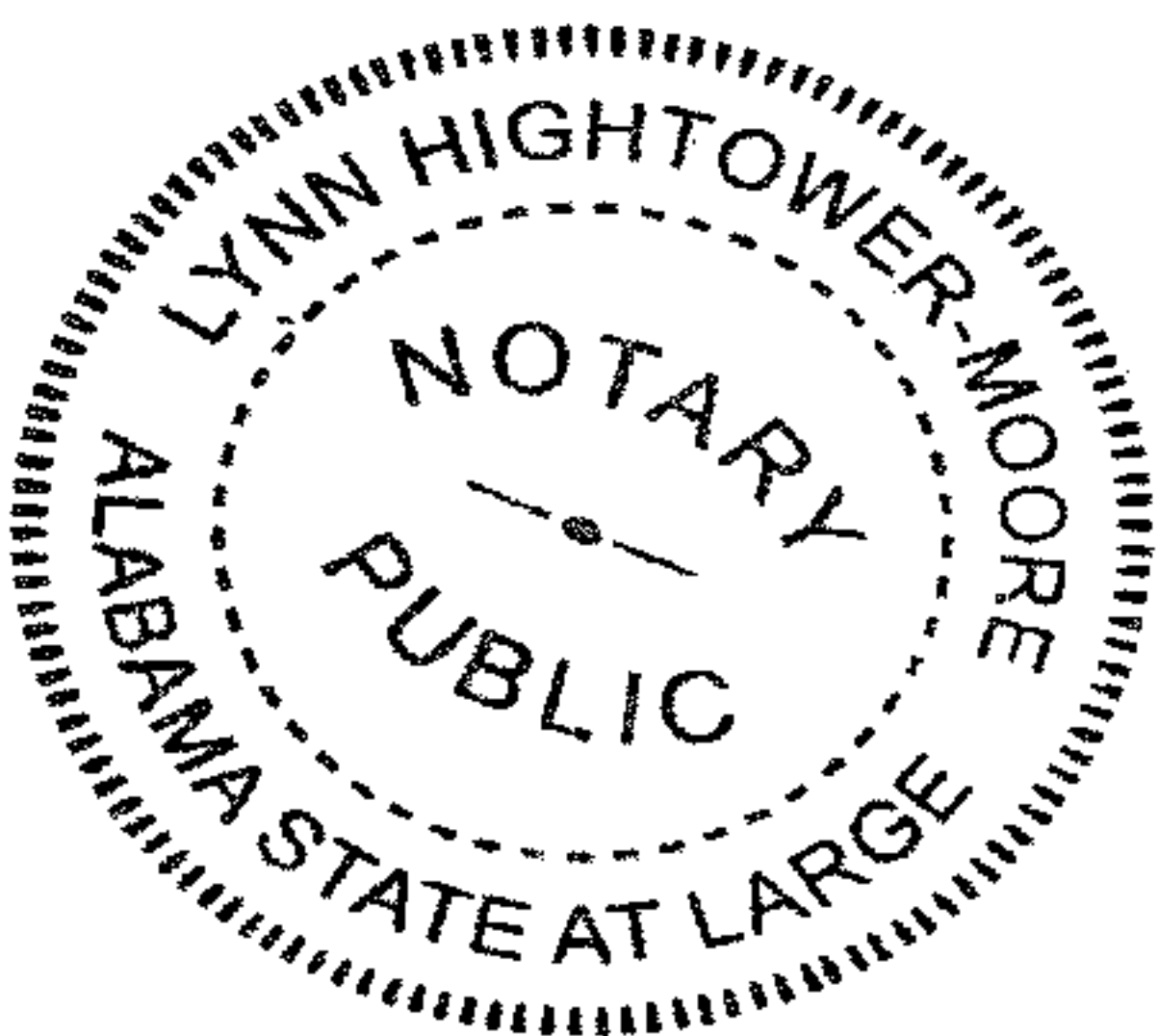
Notary Public.

(Seal)

My Commission Expires: 12-22-25

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Rebekah Campbell Boyd, whose name is signed as Personal Representative of the Estate of Andrew Shane Vernon, deceased, Probate Case # PR-2021-000625, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 3rd day of March, 2025



Notary Public.

(Seal)

My Commission Expires: 12-22-25

RIGHTS OF OTHERS FOR INGRESS AND EGRESS PURPOSES IN AND TO THE USE OF SHELBY COUNTY LOCATED ON INSURED PREMISES AS RECORDED IN INSTRUMENT NO. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 AND 1993-03966.

TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331, PAGE 262.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **March 3, 2025**.

Cynthia Campbell Bergmark (Seal)
Cynthia Campbell Bergmark

STATE OF ^{new} ~~ALABAMA~~ *Oklahoma*
Oklahoma
~~JEFFERSON~~ COUNTY
^{new}

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Campbell Bergmark**, Married woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2025

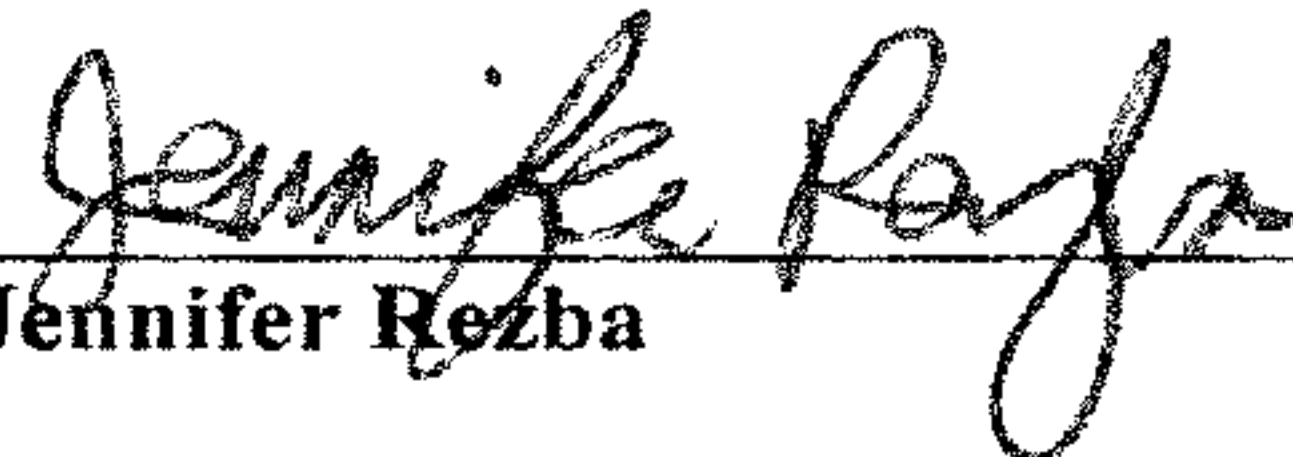


Michael R. Wilder
Notary Public

(Seal)

My Commission Expires: 9.1.26

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), March 3, 2025.


Jennifer Rezba (Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

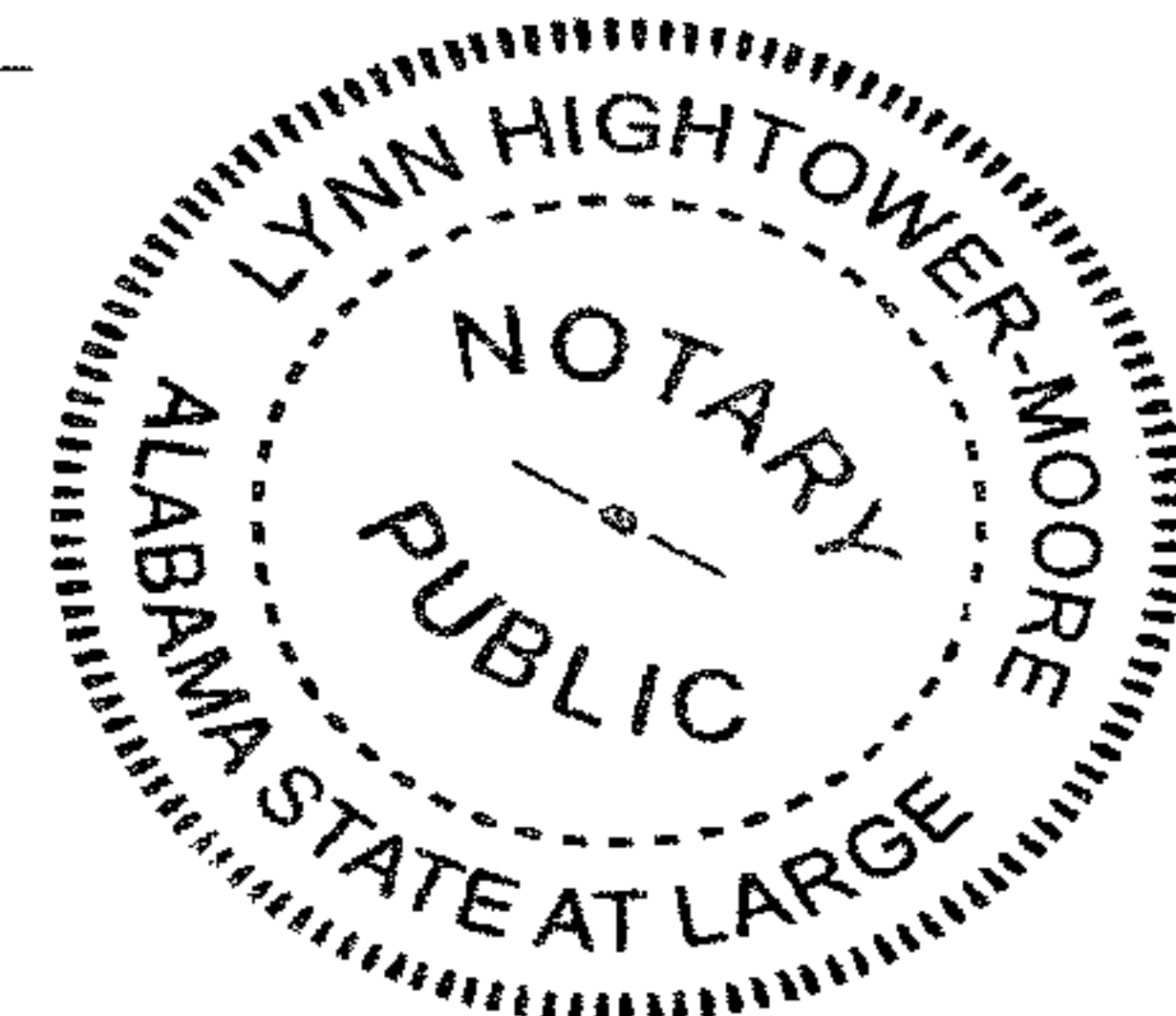
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Rezba, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2025


Notary Public.

(Seal)

My Commission Expires: 12 22 25





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2025 08:16:08 AM
 \$51.50 PAYGE
 20250305000064790

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jennifer Rezba, Rebekah Campbell
 Boyd, Cynthia Campbell Bergmark, and Estate of
 Andrew Shane Vernon, deceased Case No.
 PR-2021-000625

Grantee's Name Hannah Elizabeth Bergert and Timothy
 Alexander Stein

Mailing Address 900 Hwy 78E #408
 Jasper, Alabama 35504
 Property Address 6045 Forest Lakes Cove,
 Sterrett, Alabama 35147

Mailing Address 6045 Forest Lakes Cove
 Sterrett, Alabama 35147
 Date of Sale 03/03/2025

Total Purchase Price \$269,900.00

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
 X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3-3-25

Print Hannah Elizabeth Bergert

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one