

Send Tax Notice to:

Gordon Zane
Virginia Zane
471 Meadow Croft Drive
Birmingham, AL 35242

Prepared By:

Melanie B. Holliman, Esq.
Holliman & Holliman, PLLC
2491 Pelham Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: For and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Gordon Zane and Virginia Zane, a married couple (the "Grantors"), do hereby grant, bargain, sell, and convey to Gordon Zane and Virginia Zane, Trustees of the Gordon and Virginia Zane Living Trust, dated March 05, 2025 (the "Grantee"), the following described real property situated in Shelby County, Alabama:

Lot 24, according to the Survey of Meadow Brook Townhomes -- Phase III, as recorded in Map Book 28, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any.

THE PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTOR.

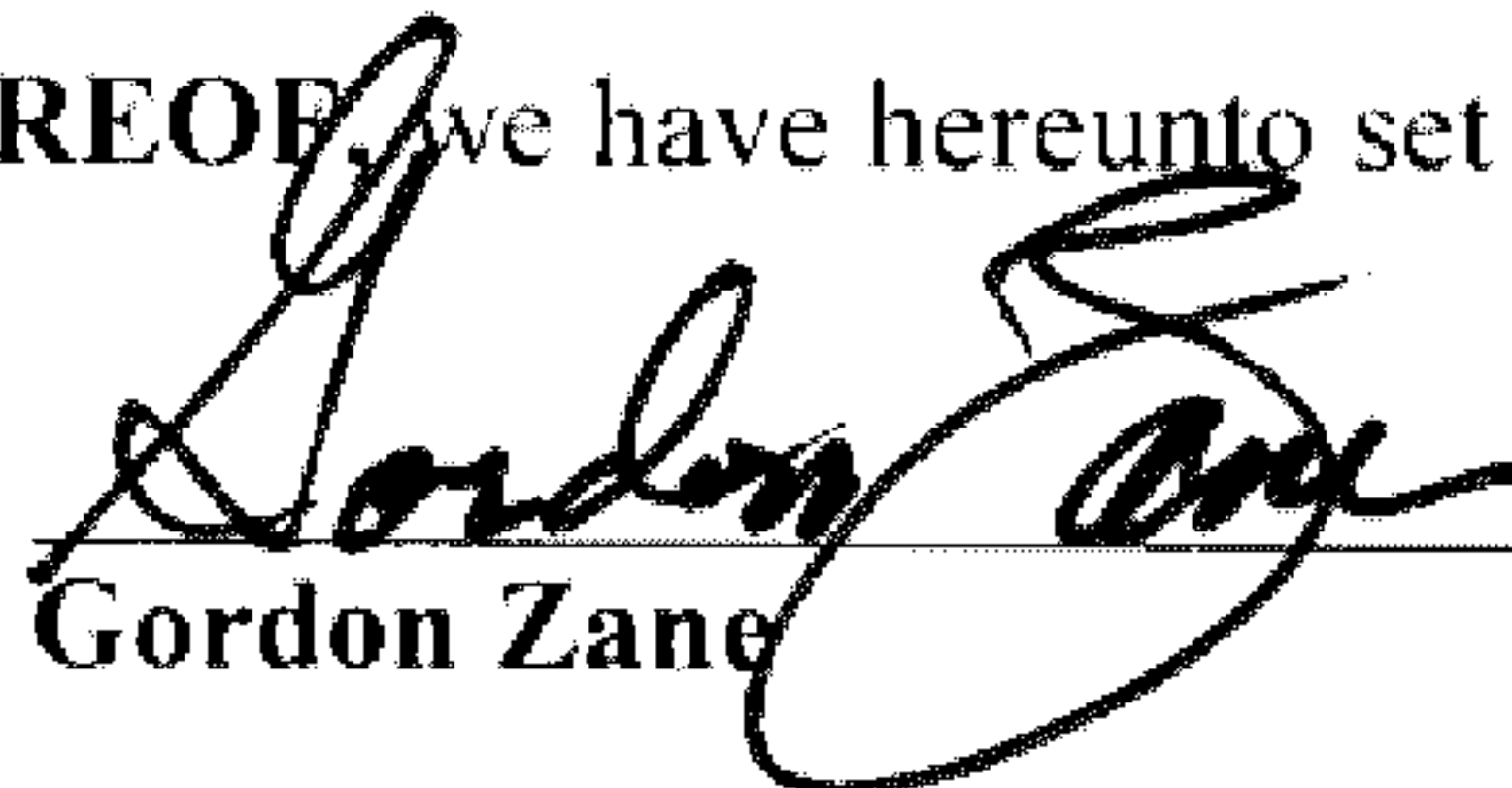
TRUST IS REVOCABLE.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD the said property unto the Grantees, their successors, and assigns in fee simple forever.

We, for ourselves and our heirs, executors, and administrators, covenant with the said Grantees, their successors, and assigns that we are lawfully seized of the said property in fee simple, free and clear of all encumbrances; that we have full right and authority to sell and convey the same; and that we, along with our heirs, executors, and administrators, will warrant and defend the title to the said property against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this March 05, 2025.

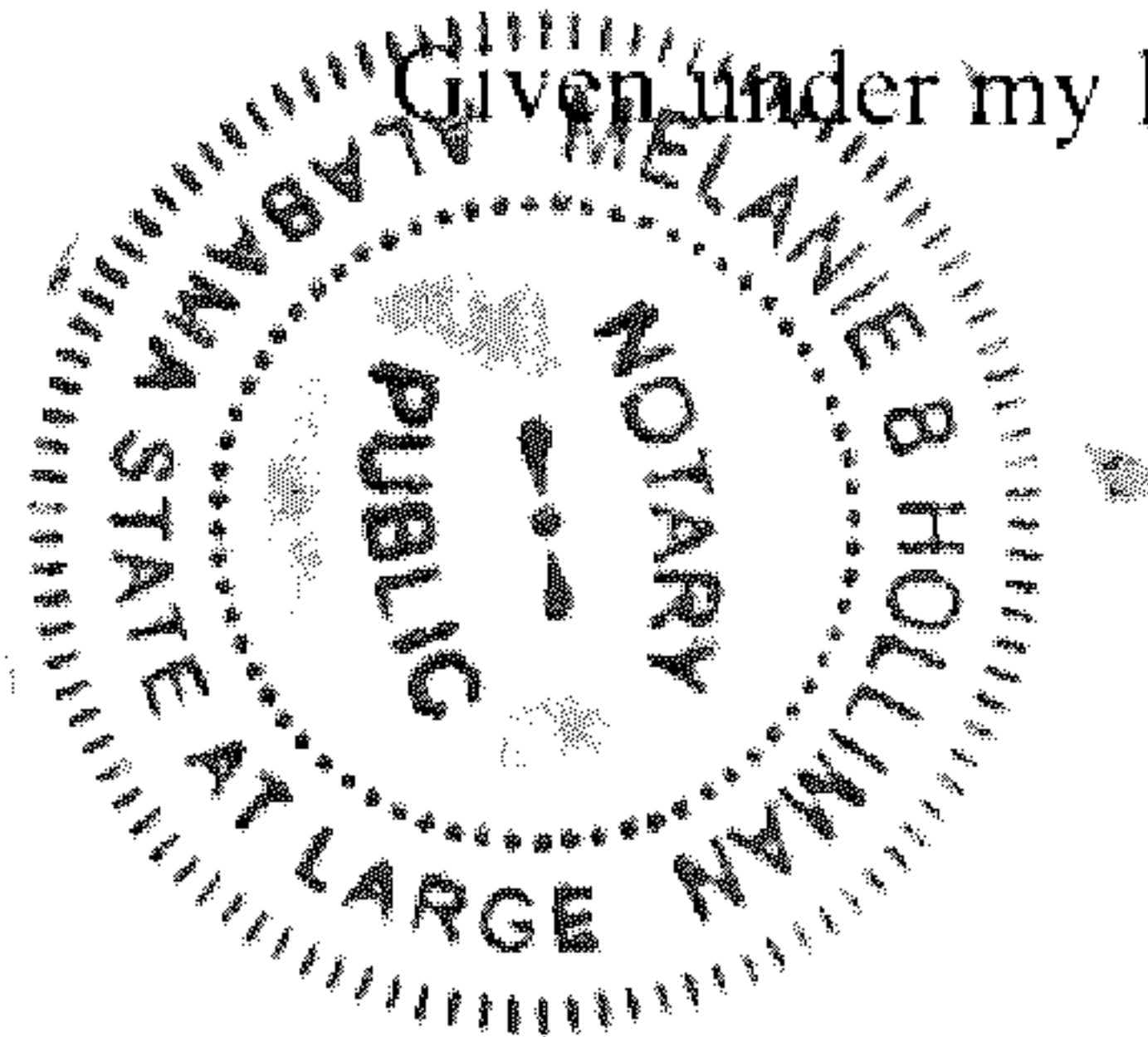
 (SEAL)
Gordon Zane

STATE OF ALABAMA

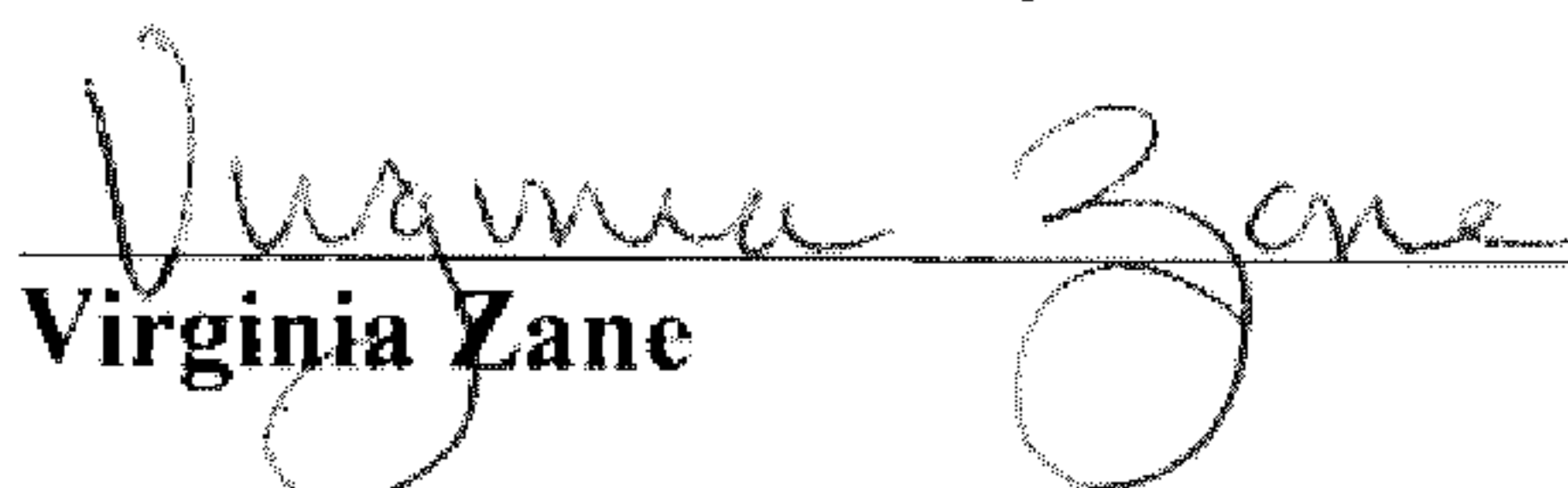
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **Gordon Zane**, a married individual, who is known to me, signed the foregoing conveyance and acknowledged before me that, being informed of its contents, executed the same voluntarily on the date it bears.

Given under my hand and official seal this March 05, 2025.




Notary Public My Commission Expires 06-08-2027.

 (SEAL)
Virginia Zane

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **Virginia Zane**, a married individual, who is known to me, signed the foregoing conveyance and acknowledged before me that, being informed of its contents, executed the same voluntarily on the date it bears.

Given under my hand and official seal this March 05, 2025.

Melanie B. Holliman
Notary Public

My Commission Expires 06-08-2027.



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Gordon & Virginia Zane
 Mailing Address 471 Meadow Croft Drive
Birmingham, AL 35242

Grantee's Name Gordon & Virginia Zane, Trustees of
 Mailing Address the Gordon & Virginia Zane Living Trust
471 Meadow Croft Drive
Birmingham, AL 35242

Property Address 471 Meadow Croft Drive

Date of Sale 3-5-2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 270,600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/05/2025 11:34:42 AM
 \$303.00 BRITTANI
 20250305000065670

Allen S. Byrd

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 3-5-25

Print Michael Bradford

Unattested

Sign Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1