

Property Address: 1019 Parkwood Road, Birmingham, AL 35242

**Document prepared by:
Holliman & Holliman, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124**

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Eric J. Braun**, hereby remise, release, quitclaim, grant, and convey all of my interest to **Eric J. Braun and Emelita D. Braun, Trustees of the Eric and Emelita Braun Living Trust dated March 31, 2025, and any amendments thereto**, in fee simple, per stirpes, to the following described real property, situated in Shelby County, Alabama, viz:

Lot 2840 according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama. 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 No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to:

- 1. Ad valorem taxes for the current tax year and subsequent years.**
- 2. Restrictions appearing of record in Instrument No. 2004-61519, Instrument No. 2004-63338 and Instrument No. 2004-50618.**

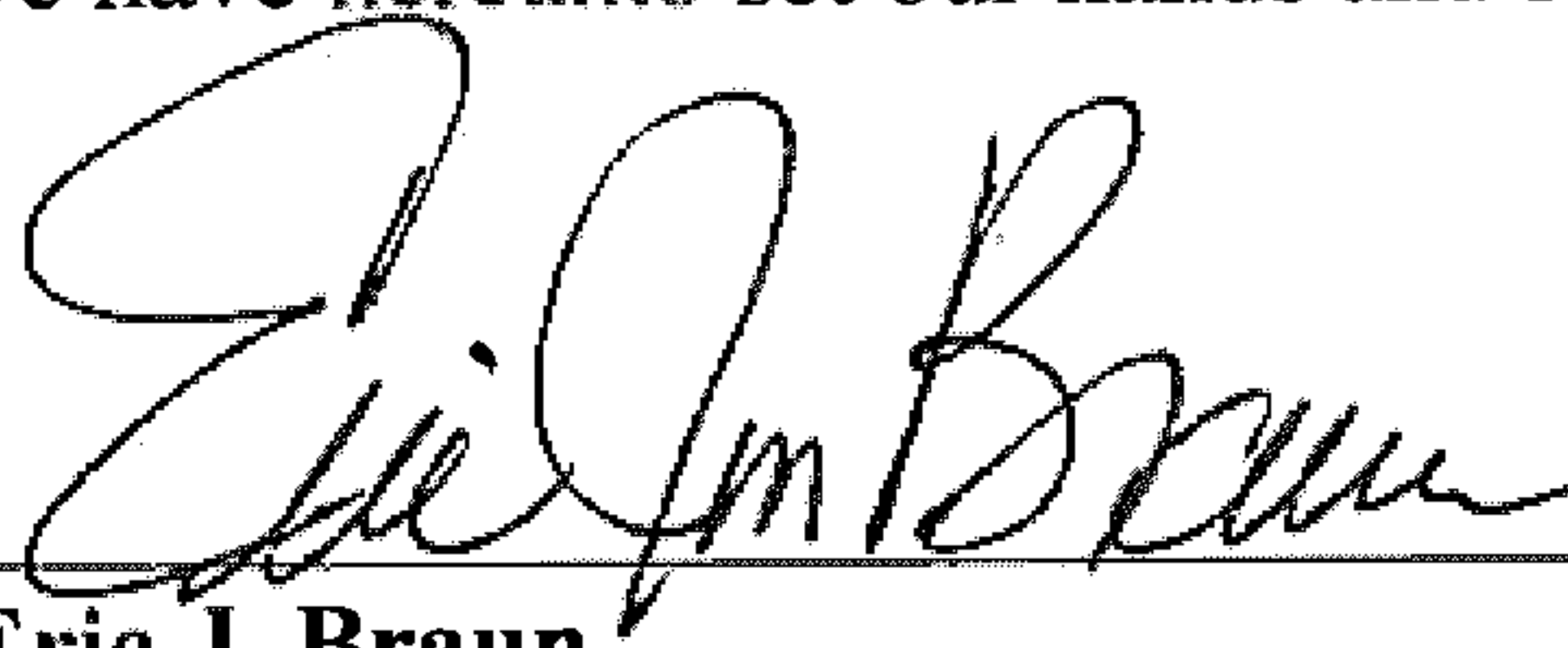
Source of Title: Instrument No. 20080807000316680

THIS IS THE GRANTOR'S HOMESTEAD. GRANTOR IS MARRIED TO EMELITA BRAUN. PROPERTY WILL REMAIN HOMESTEAD.

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 unto the said Grantees, their successors and assigns in fee simple, forever.

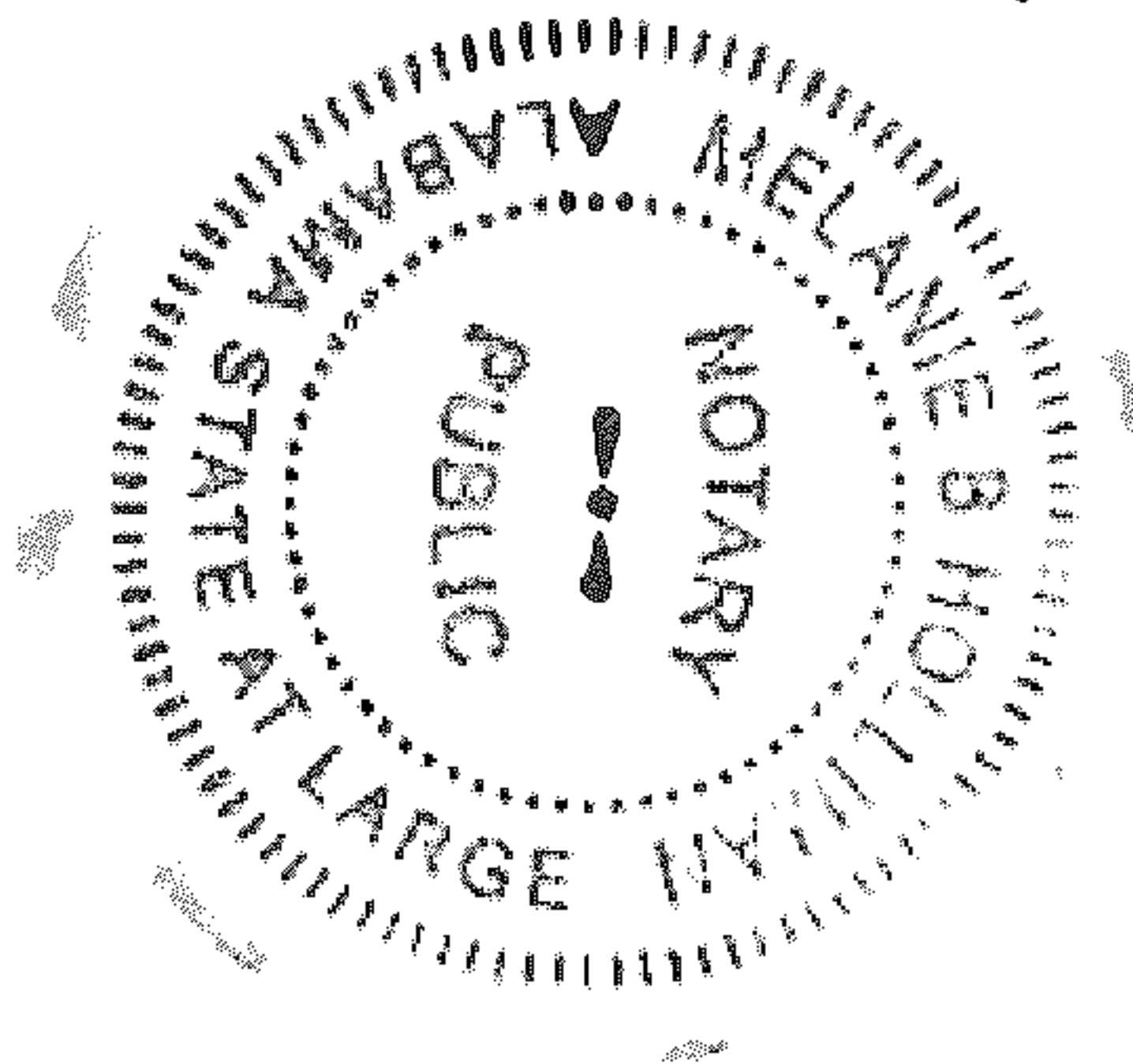
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of March 2025.


Eric J. Braun (SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Eric J. Braun**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before myself 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 31st day of March 2025.




Notary Public

My Commission Expires 06-08-2027.

Emelita Braun (SEAL)
Emelita Braun

STATE OF ALABAMA)

COUNTY OF SHELBY)

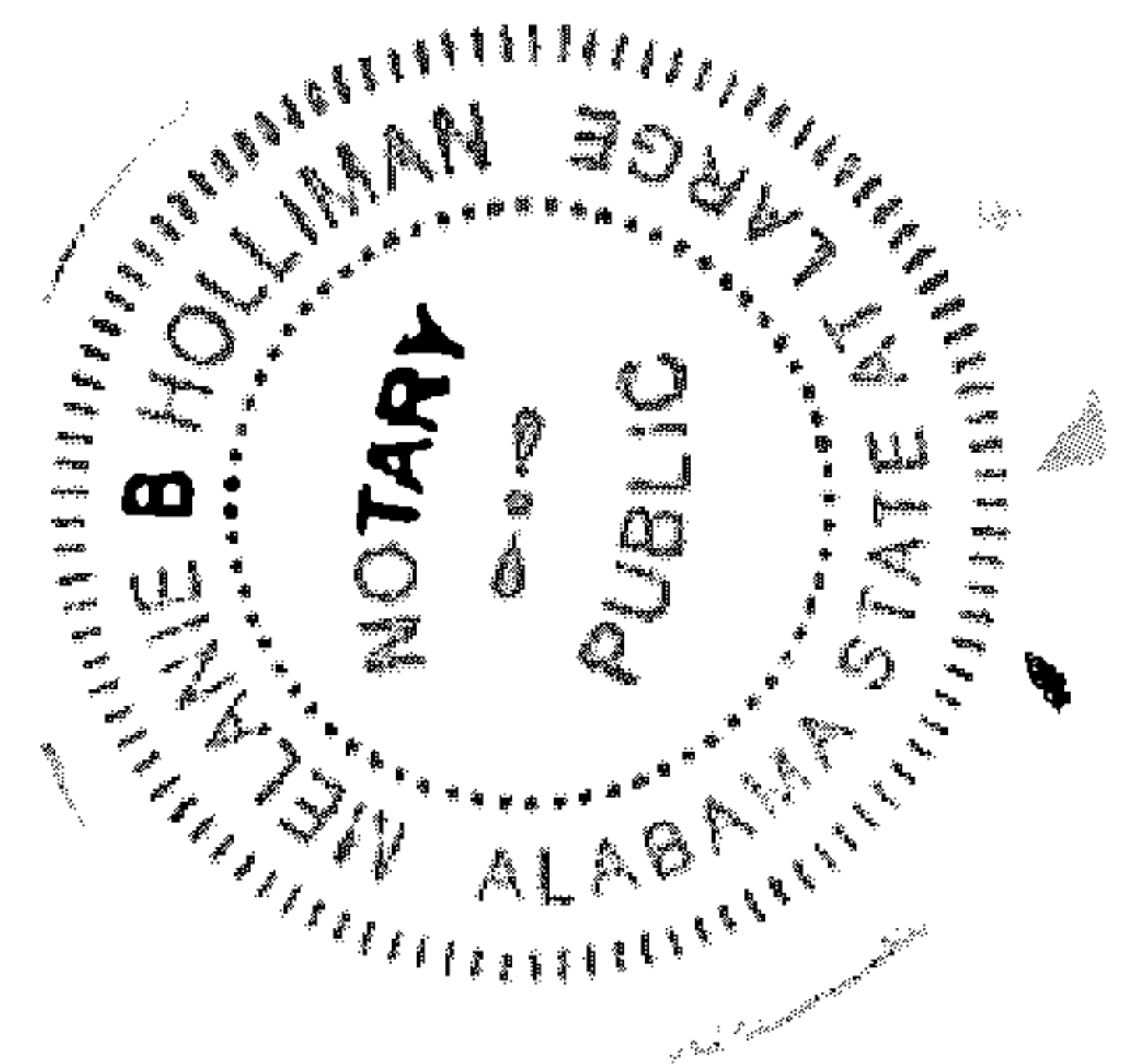
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Emelita Braun**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before myself that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of March 2025.

Melanie B. Holliman
Notary Public

My Commission Expires 06-08-2027.

For ad valorem tax purposes, mail to:
Eric J. Braun and Emelita Braun
1019 Parkwood Road
Birmingham, AL 35242



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

Grantor's Name Eric J. Braun
 Mailing Address 1019 Parkwood Road
Birmingham, AL 35242

Grantee's Name Eric J. Braun and Emelita D. Braun
 Mailing Address Trustees of the Eric and Emelita Braun
Living Trust dated March 31, 2025.
1019 Parkwood Road
Birmingham, AL 35242

Property Address 1019 Parkwood Road
Birmingham, AL 35242

Date of Sale 03/31/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 694,900

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/03/2025 02:47:14 PM
 \$727.00 PAYGE
 20250403000100770

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 x 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 03/31/2025

Print Samantha Bufalo

 Unattested

(verified by)

Sign *Samantha Bufalo*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1