



20250505000133410 1/3 \$849.50
Shelby Cnty Judge of Probate, AL
05/05/2025 12:23:47 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney Attorney At Law 2700 Highway 280 East Suite 160 Birmingham, AL 35223	Send Tax Notice To: Mary Kathryn Bizzoco, as Trustee of The Mary Kathryn Bizzoco Family Trust dated March 21, 2024 1008 Fairfield Lane Birmingham, AL 35242
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STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars, (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Mary K. Bizzoco, a widowed woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mary Kathryn Bizzoco, as Trustee of The Mary Kathryn Bizzoco Family Trust dated March 21, 2024** (hereinafter referred to as GRANTEE), her successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 22-128, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Pages 94 A-C, in the Probate Office of Shelby County, Alabama

TOGETHER WITH non-exclusive 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; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, as hereinafter collectively referred to as, the "Declaration").

Subject To:

- 1) Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.

Shelby County, AL 05/05/2025
State of Alabama
Deed Tax: \$821.50

Mary K. Bizzoco is one and the same person as Mary Kathryn Bizzoco. Mary K. Bizzoco is the surviving grantee in that certain deed recorded in Instrument No. 20080327000123130, in the Probate Office of Shelby County, Alabama. The other grantee, Bruce D. Bizzoco, having died on or about the 10th day of December, 2022.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **15th** day of **April, 2025**.

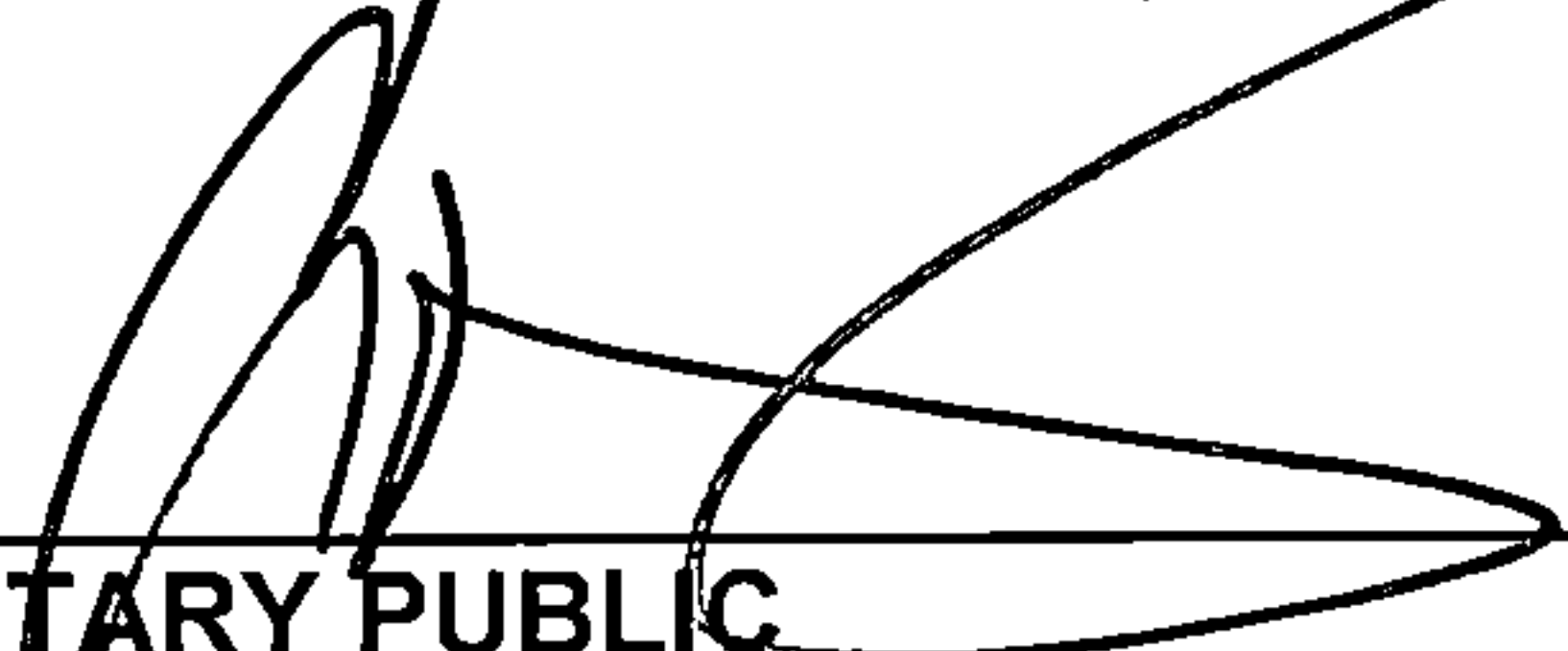


Mary K. Bizzoco

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mary K. Bizzoco, a widowed 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2025.



NOTARY PUBLIC
My Commission Expires: 06-02-2027



(must affix seal)

Real Estate Sales Validation Form

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

Grantor's Name	Mary K. Bizzoco	Grantee's Name	Mary Kathryn Bizzoco, as Trustee of The Mary Kathryn Bizzoco Family Trust, dated March 21, 2024
Mailing Address	1008 Fairfield Lane Birmingham, AL 35242	Mailing Address	1008 Fairfield Lane Birmingham, AL 35242
Property Address	1008 Fairfield Lane Birmingham, AL 35242	Date of Sale	April 15, 2025
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 821,100.00

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 – Tax assessor's market value |
| ☐ Closing Statement | ☐ Deed |

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).

Mary Kathryn Bizzoco, as Trustee of The Mary

Date _____

Print Kathryn Bizzoco Family Trust dated March 21, 2024

Unattested Sign
(verified by)

Mary Kathryn Bizzoco
(Grantor/Grantee/Owner/Agent) circle one



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