

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242

Send Tax Notice To: Vicki Vinson
Tracy Vinson
AL 4116 Kinross Cir.
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR

State of Alabama } Know All Men by These Presents:
Shelby County

That in consideration of the sum of **Six Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$649,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Patricia Ray Mize, Probate Case Number PR 2024-001264** (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor, does by these presents, grant, bargain, sell and convey unto **Vicki Vinson and Tracy Vinson**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4116 Kinross Circle, Birmingham, AL 35242**; to wit:

Lot 352-A, according to the re-survey of Brook Highland, an Eddleman Community, 7th Sector as recorded in Map Book 13, Page 99 A & B, and situated in the West 1/2 of Section 29 and the East 1/2 of Section 30, all in Township 18 South, Range 1 West, Shelby County, Alabama, as recorded in the office of the Judge of Probate of Shelby County, Alabama. The above property is conveyed subject to the terms and conditions as set out and recorded in Book 332, Pages 350, 351, 352, and 353.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

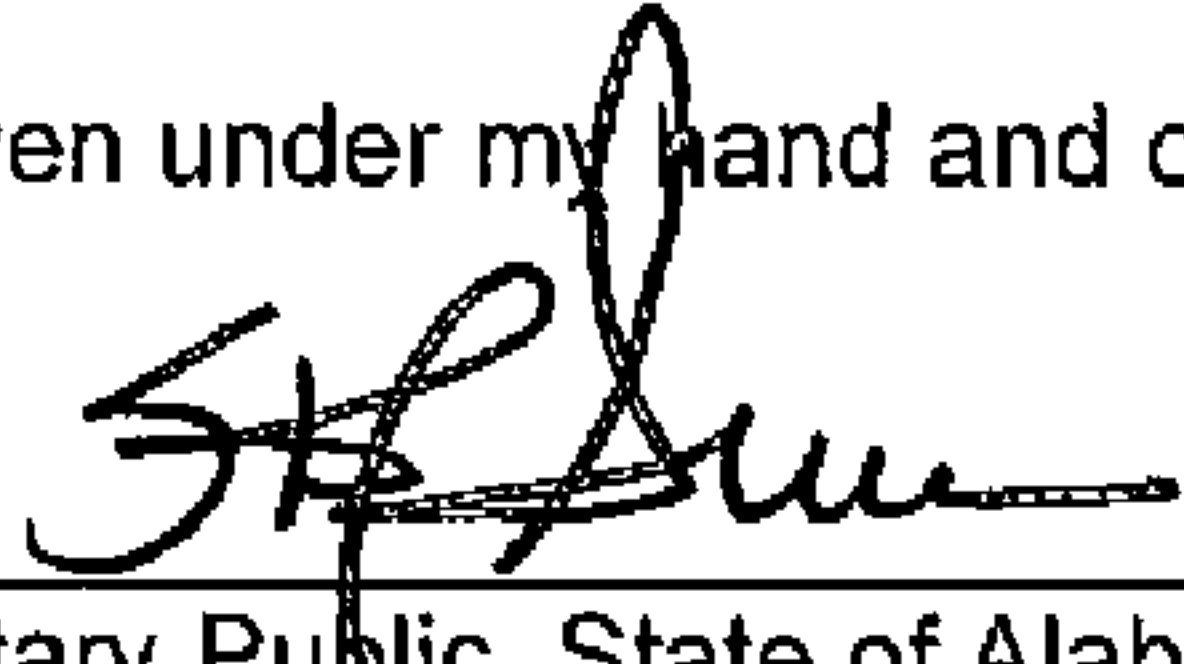
IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of June, 2025.

Kembury M. Colwell, Personal Rep.
Estate of Patricia Ray Mize, Probate Case No. PR
2024-001264

State of Alabama } General Acknowledgment
Shelby County

I, Stuart J. Garner, a Notary Public in and for the said County, in said State, hereby certify that whose name as of Estate of Patricia Ray Mize, Probate Case No. PR 2024-001264 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/she/they as such and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of June, 2025.

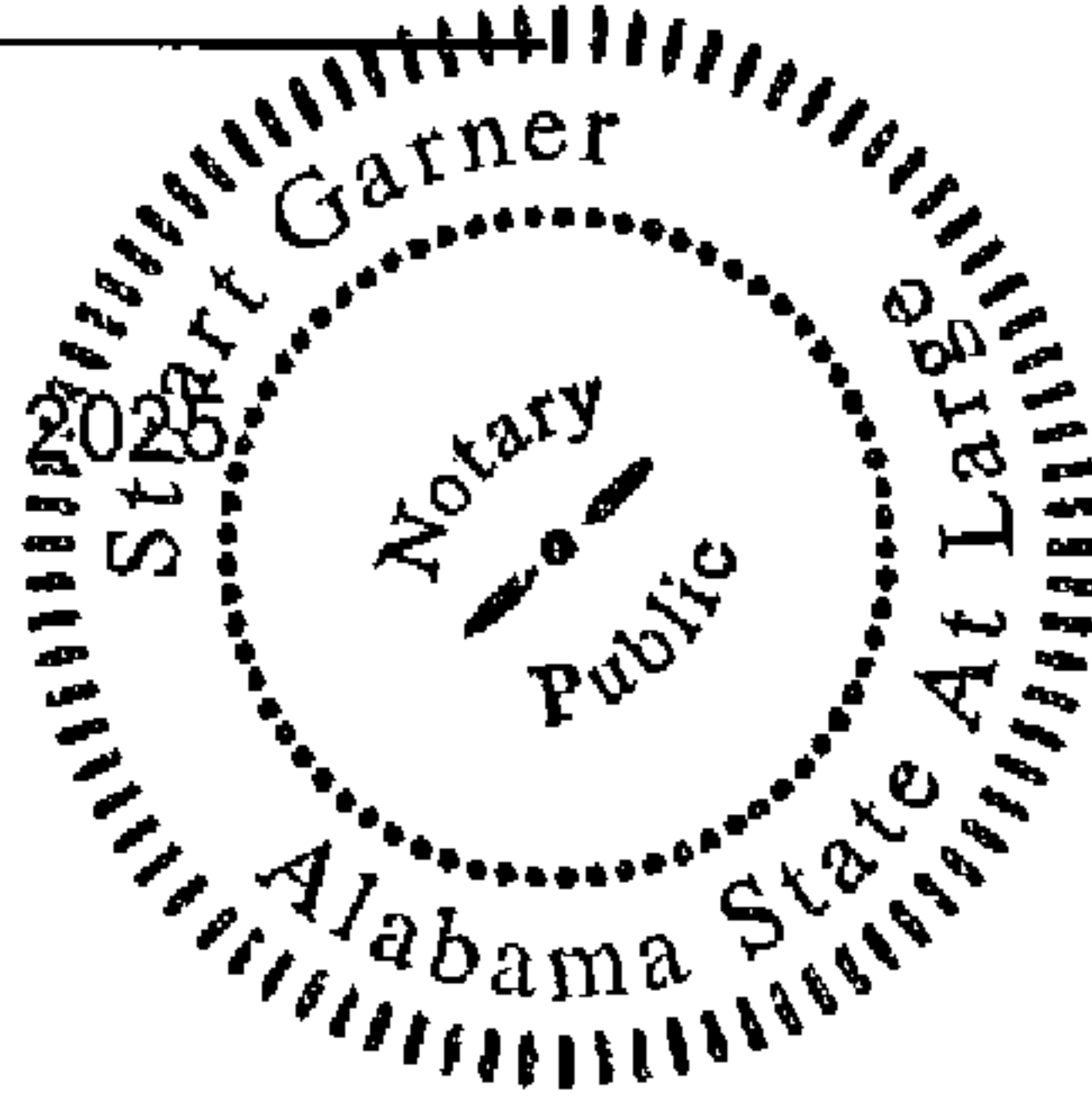


Notary Public, State of Alabama

Stuart J. Garner

Printed Name of Notary

My Commission Expires: August 19, 2025



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Patricia Ray Mize, Probate Case No. PR 2024-001264	Grantee's Name	Vicki Vinson Tracy Vinson
Mailing Address	3020 Brook Highland Dr. Birmingham, AL 35242	Mailing Address	4116 Kinross Circle Birmingham, AL 35242
Property Address	4116 Kinross Circle Birmingham, AL 35242	Date of Sale	June 12, 2025
		Total Purchase Price	\$649,900.00
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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	June 12, 2025	Print	Estate of Patricia Ray Mize, Probate Case No. PR 2024-001264
Unattested	 (verified by)	Sign	Kimberly M. Colvert, personal rep. (Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/17/2025 10:01:54 AM
\$677.00 BRITTANI
20250617000184630

Allen S. Bayl