

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Charles Varner  
1039 Norman Dr  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **SIX HUNDRED TWENTY FOUR THOUSAND AND 00/100 Dollars (\$624,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Francisco C. Gonzalez, III and Kathryn R. Gonzalez,  
as Trustees of FKG-CFN Living Trust dated March 25, 2010**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Charles Varner and Candice Braden Varner**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 507, according to the Map and Survey of The Village at Highland Lakes, Phase 4 — 5th Sector English Village Neighborhood, as recorded in Map Book 50, page 91, in the Probate Office of Shelby County, Alabama.**

**Together with non-exclusive easement to use private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, English Village Neighborhood, as recorded as Instrument 20150430000142220 Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument 20151230000442820, Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Phase 4, 5th Sector, as recorded in Instrument 20190619000218780 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration<sup>TM</sup>).**

\$499,200.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2025 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 14th day of July, 2025

FKG-CFN Living Trust dated March 25, 2010

By: *[Signature]*  
Francisco C. Gonzalez, III, Trustee

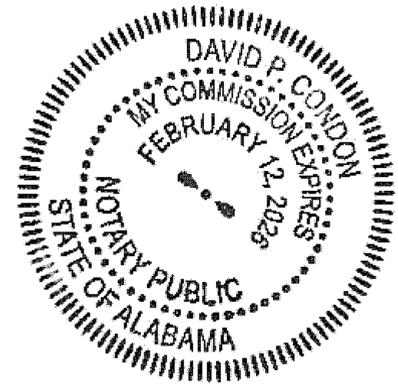
By: *[Signature]*  
Kathryn R. Gonzalez, Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Francisco C. Gonzalez, III and Kathryn R. Gonzalez, as Co-Trustees of the FKG-CFN Living Trust dated March 25, 2010 whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacities as Co-Trustees of said Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2025.

*[Signature]*  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



**Real Estate Sales Validation Form**

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

Grantor's Name	Francisco C. Gonzalez, III and Kathryn R. Gonza Trustees of FKG-CFN Living Trust dated March 2010	Grantee's Name	Charles Varner
Mailing Address	1039 Norman Dr Birmingham, AL 35242	Mailing Address	1039 Norman Drive Birmingham, Alabama 35242
Property Address	1039 Norman Dr Birmingham, AL 35242	Date of Sale	07/14/2025
		Total Purchase Price	\$624,000.00
		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 type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" 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 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 7.14.25

Print David Anderson

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/17/2025 08:07:39 AM  
\$154.00 JOANN  
20250717000216070

Form RT-1

*Allie S. Boyd*