



20250728000227760 1/5 \$826.00
Shelby Cnty Judge of Probate, AL
07/28/2025 10:08:36 AM FILED/CERT

Warranty Deed (Into Revocable Living Trust)

Shelby County, Alabama

WARRANTY DEED

THIS INDENTURE (the "Deed") is made this _____ day of _____, 2025, by and between LARRY LEE OTTO and DAWN CHARLOTTE OTTO, husband and wife ("Grantors"), whose mailing address is 2052 Highland Village Bnd, Birmingham, Alabama 35242, and LARRY LEE OTTO and DAWN CHARLOTTE OTTO, as Co-Trustees of THE LARRY LEE OTTO AND DAWN CHARLOTTE OTTO REVOCABLE LIVING TRUST dated July 14, 2025 ("Grantees"), whose mailing address is 2052 Highland Village Bnd, Birmingham, Alabama 35242.

FOR AND IN CONSIDERATION of valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for estate-planning purposes, Grantors do hereby GRANT, BARGAIN, SELL, AND CONVEY unto the Grantees, all of Grantors' right, title, and interest in and to the following described real property situated in Shelby County, Alabama:

See Exhibit A attached hereto and incorporated herein by reference for a full legal description of the property.



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Warranty Deed (Into Revocable Living Trust) continued:

Shelby County, Alabama

TO HAVE AND TO HOLD the same unto the Grantees, their successors and assigns, in trust, forever, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging.

SUBJECT TO:

Ad valorem taxes for the year 2025 and subsequent years not yet due and payable; and all easements, restrictions, reservations, covenants, building lines, rights-of-way, and matters of record affecting said property.

That certain Mortgage from Larry Lee Otto and Dawn Charlotte Otto, husband and wife, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, acting solely as nominee for Broker Solutions, Inc., dba New American Funding (Lender), dated September 21, 2021, recorded November 1, 2021, as Instrument No. 20211123000525670, in the Office of the Judge of Probate of Shelby County, Alabama, together with all advances, modifications, renewals, and assignments thereof; and subject to all easements, covenants, restrictions, rights-of-way, and matters of record affecting the property.

Grantors do hereby WARRANT and will forever DEFEND the title to the above-described property unto the Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantors, but not otherwise, and subject to the matters set forth above.

Prepared by: Larry Lee Otto
2052 Highland Village Bend
Birmingham, Alabama 35242

When Recorded Return to: Larry Lee Otto and Dawn Charlotte Otto
2052 Highland Village Bend
Birmingham, Alabama 35242

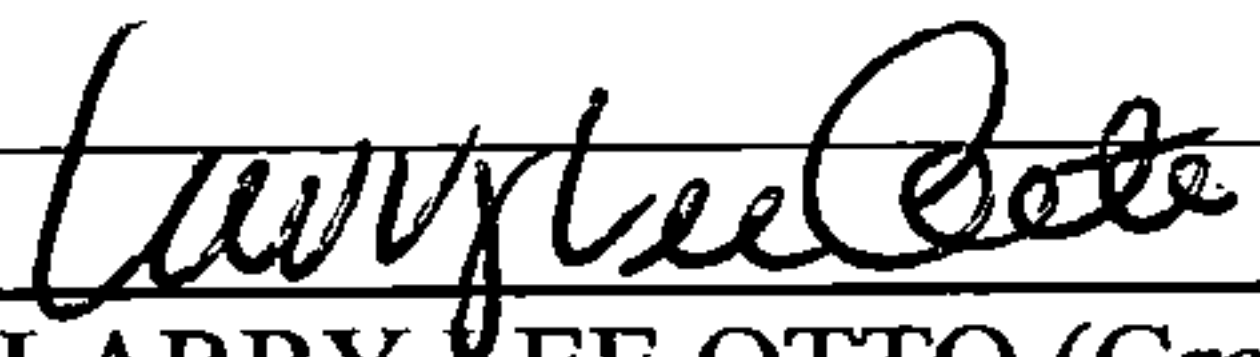



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Warranty Deed (Into Revocable Living Trust) continued:

Shelby County, Alabama

IN WITNESS WHEREOF, the Grantors have set their hands and seals on the day and year first above written.

	
LARRY LEE OTTO (Grantor)	DAWN CHARLOTTE OTTO (Grantor)
Dated: 7.28.2025	Dated: 7-28-26

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that on this 28th day of July, 2025, before me personally appeared LARRY LEE OTTO and DAWN CHARLOTTE OTTO, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same voluntarily for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public, State of Alabama

Printed Name: Walter E Thomas

My Commission Expires: 05/20/2028

[SEAL]





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Shelby County, Alabama

Exhibit A – Legal Description


Being the same property conveyed to the Grantors by Joint Survivorship Deed recorded September 19, 2013, as Instrument No. 20130919000379710, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 20, according to the 2nd Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the 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. 200604210086661 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, Sector One, recorded as Instrument No. 200604210086670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”).

Lot 20 of VILLAGE AT HIGHLAND LAKES SECTOR ONE 2ND AMENDMENT TO THE AMENDED MAP, as shown by the map or plat thereof recorded in Map Book 38, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama; said property being further described in deeds of record in said Probate Office and bearing Parcel No. 09 2 03 0 002 020.000.

Real Estate Sales Validation Form (RT-1)
(Code of Alabama 1975 §40-22-1)


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Grantor's Name: LARRY LEE OTTO and DAWN CHARLOTTE OTTO, husband and wife
Mailing Address: 2052 Highland Village Bnd, Birmingham, AL 35242

Grantee's Name: LARRY LEE OTTO and DAWN CHARLOTTE OTTO, as Co-Trustees of The
Larry Lee Otto and Dawn Charlotte Otto Revocable Living Trust dated July 14, 2025
Mailing Address: 2052 Highland Village Bnd, Birmingham, AL 35242

Property Address: 2052 Highland Village Bnd, Birmingham, AL 35242
Parcel No.: 09 2 03 0 002 020.000

Date of Sale (Deed Execution Date): _____ 2025

Total Purchase Price \$ 0.00 (Estate-planning transfer; no monetary consideration)
or **Actual Value** \$ 790,700 (2025 Shelby County Appraised/Market Value)
or **Assessor's Market Value** \$ 790,700

Documentary Evidence (check one or more):
☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal
☒ **Other: Shelby County 2025 Assessor printout** (Parcel 09 2 03 0 002 020.000;
Appraised Value \$790,700) and existing mortgage Inst. #20211123000525670, recorded
11/01/2021 (MERS as mortgagee for Broker Solutions, Inc., dba New American Funding);
unpaid principal approx. \$313,089.11; estate-planning transfer into revocable living trust
(no sale).

I attest that the above information is true and accurate. I understand penalties may apply for false
statements under §40-22-1(h).

Date _____	Date _____
Print: LARRY LEE OTTO	Print: DAWN CHARLOTTE OTTO
Signature _____	Signature _____
(Circle: GRANTOR)	(Circle: GRANTOR)