

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
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Send Tax Notice To:
Joseph F Case
Jammie Case
1517 Highland Lakes Trail
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of ONE HUNDRED DOLLARS AND NO CENTS
(\$100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, I/we

JOSEPH F CASE and JAMMIE CASE, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

**JOSEPH F CASE and JAMMIE MELLARD CASE, Trustees, or their
successors in interest, of the JOSEPH and JAMMIE CASE HERITAGE
TRUST dated January 14, 2022, and any amendments thereto**

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in
Shelby County, Alabama to-wit:

“See Attachment”

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for
myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will
and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 8 day of May, 2024.

(Signature) (Seal)
JOSEPH F CASE

(Signature) (Seal)
JAMMIE CASE

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Sarah Norsworthy the undersigned, a Notary Public in and for said County, in said State, hereby **JOSEPH F CASE** a married man and **JAMMIE CASE** a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of May, 2024.

SARAH NORSWORTHY
STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES FEBRUARY 10, 2027

(Signature)
Notary Public
My Commission Expires:

ATTACHMENT A

Lot 348 according to the Survey of Highland Lakes, 3rd Sector, Phase V, an Eddleman Community, as recorded in Map Book 24, Page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst No 1994-07111 and amended in Inst No 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, as Residential Subdivision, 3rd Sector, Phase V, recorded as Inst No 1998-29633 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all oil, gas, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Subject to covenants, conditions and restrictions as setforth in the document recorded in Instrument No. 1994-7111 and amended in Instrument No
4. 1996-17543; Instrument No. 1996-17543; Instrument No. 1998-29633; Instrument No. 1998-31695; Instrument No. 1998-29631 and Instrument No. 1998-29632, in the Probate Office of Shelby County, Alabama.
5. Underground easement to Alabama Power Company as recorded in Instrument No. 1997-19422.
6. Cable Agreement as set out in Instrument No. 1997-33476.
7. Restrictions, limitations and conditions as recorded in Map Book 24, Page 60.
8. Lake easement agreement executed by Highland Lakes Properties executed by Highland Lakes Development, Ltd., providing for easements, use by others and maintenance of Lake Property described within Instrument No. 1993-015705.
9. Easements for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704.
10. Riparian and other rights created by the fact that subject property lies adjacent to Highland Lake.
11. Right of way to Shelby County as recorded in Deed Book 95, page 503, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of way to Water Works and Sewer Board of the City of Birmingham as recorded in Instrument No, 1996-25667, in the Office of the Judge of Probate of Shelby County, Alabama.
13. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable, as set out in, and as referenced in deed(s) recorded in Instrument No. 2000-3070.
14. Right of way to Alabama, Power Company as recorded in Book 111, Page 408; Book 109, Page and 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134; Page 408; Book

109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and 212; Real Volume 31, Page 355 and Instrument No. 1994-1186, in the Office of the Judge of Probate Shelby County, Alabama.

15. Subject to the provisions of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: Front, rear and side setback; as per plot plan, which must be approved by the ARC.
16. Conditions, covenants, agreements and release of damages as set forth in Instrument No. 1999-01533.
17. Easements and building lines as shown on recorded map.

Real Estate Sales Validation Form

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

Grantor's Name Joseph F. Case
Mailing Address Jamie Case
1517 Highland Lakes Trail
Birmingham AL 35242

Grantee's Name Joseph and Jamie Case
Mailing Address Heritage Trust
1517 Highland Lakes Trail
Birmingham AL 35242

Property Address 1517 Highland Lakes Trail
Birmingham AL 35242

Date of Sale 5/8/2024
Total Purchase Price \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 08:07:00 AM
\$706.00 BRITTANI
20250729000228980



Ann S. Byrd

or
Actual Value \$ _____

or
Assessor's Market Value \$ 670,710

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Citizens Access Portal

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 5/8/24

Print JOSEPH CASE

Unattested

Sarah Norworthy
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

