



20250806000240050 1/3 \$242.00
Shelby Cnty Judge of Probate, AL
08/06/2025 11:20:39 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To: Jeffrey J. Schramek and Lori R. Schramek, Trustees 316 Kilkerran Lane Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Eighty Five Thousand and No/100 Dollars (\$585,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned, **Joseph R. Diehl and Jacqueline M. Diehl**, husband and wife (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **JEFFREY J. SCHRAMEK and LORI R. SCHRAMEK**, as Trustees of the **JEFFREY J. SCHRAMEK REVOCABLE LIVING TRUST** dated November 30, 2021, and, **LORI R. SCHRAMEK and JEFFREY J. SCHRAMEK**, as Trustees of the **LORI R. SCHRAMEK REVOCABLE LIVING TRUST** dated November 30, 2021 (hereinafter collectively referred to as GRANTEES), their heirs, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2028, according to the Survey of Glen Iris at Kilkerran Phase 2, as recorded in Map Book 44, Page 36, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing easements, rights of way, building set back lines, covenants and limitations of record, if any.

\$375,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, their heirs, executors, successors and assigns forever.

Shelby County, AL 08/06/2025
State of Alabama
Deed Tax: \$210.00



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AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors and assigns covenants with GRANTEES, and with GRANTEES' heirs, executors, successors and assigns, that GRANTOR is 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 GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs, executors, successors and assigns, forever against the lawful claims of all persons.

Pursuant to the provisions of *ALA. Code* § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:

Joseph R. Diehl
Jacqueline M. Diehl

Grantees Name and Address:

Jeffrey J. Schramek and Lori R. Schramek, as
Trustees of the Jeffrey J. Schramek Revocable
Living Trust dated November 30, 2021
and,
Lori R. Schramek and Jeffrey J. Schramek, as
Trustees of the Lori R. Schramek Revocable
Living Trust dated November 30, 2021

Mailing Address:

c/o Graebel Relocation Services
16346 Airport Circle
Aurora, CO 80011

Mailing Address:

316 Kilkerran Lane
Pelham, AL 35124

Property Address: 316 Kilkerran Lane
Pelham, AL 35124

Date of transfer: August 1, 2025

Purchase Price: \$585,000.00

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
- ☐ Sales Contract
- ☐ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
- ☐ Other



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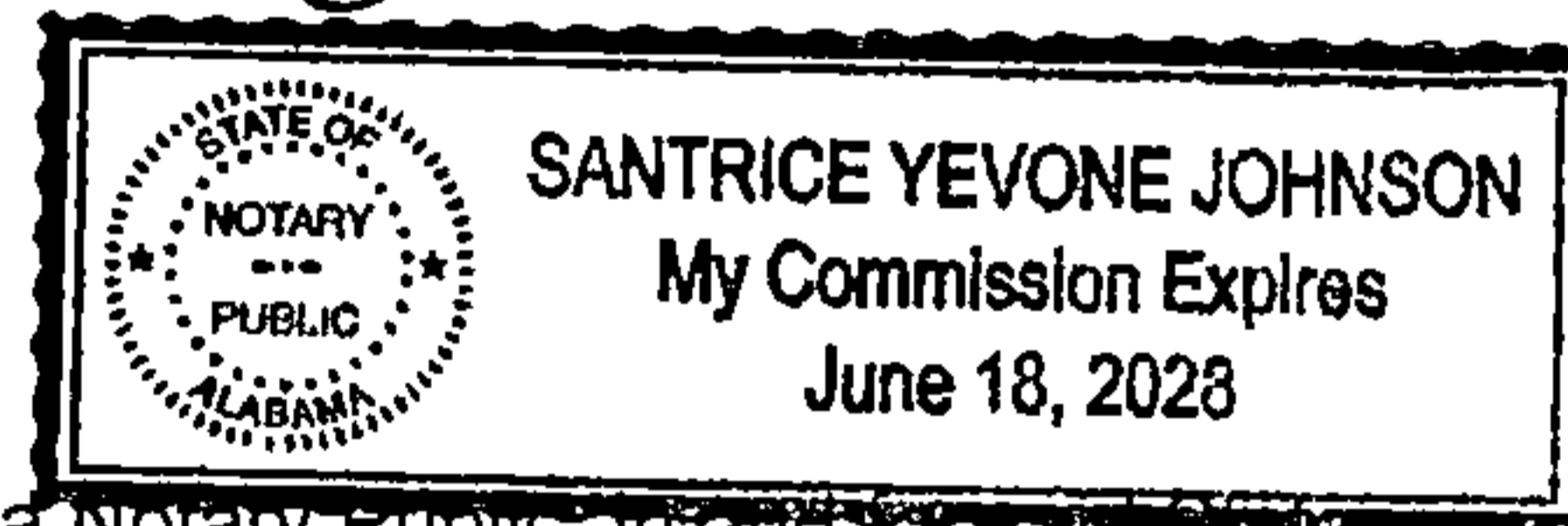
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of April, 2025.

x Joseph R. Diehl
Joseph R. Diehl
x Jacqueline M. Diehl
Jacqueline M. Diehl

✓ THE STATE OF Alabama COUNTY: Shelby
I, the undersigned, [Signature], a Notary Public, in and for said State Alabama, hereby certify that Joseph R. Diehl whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2025

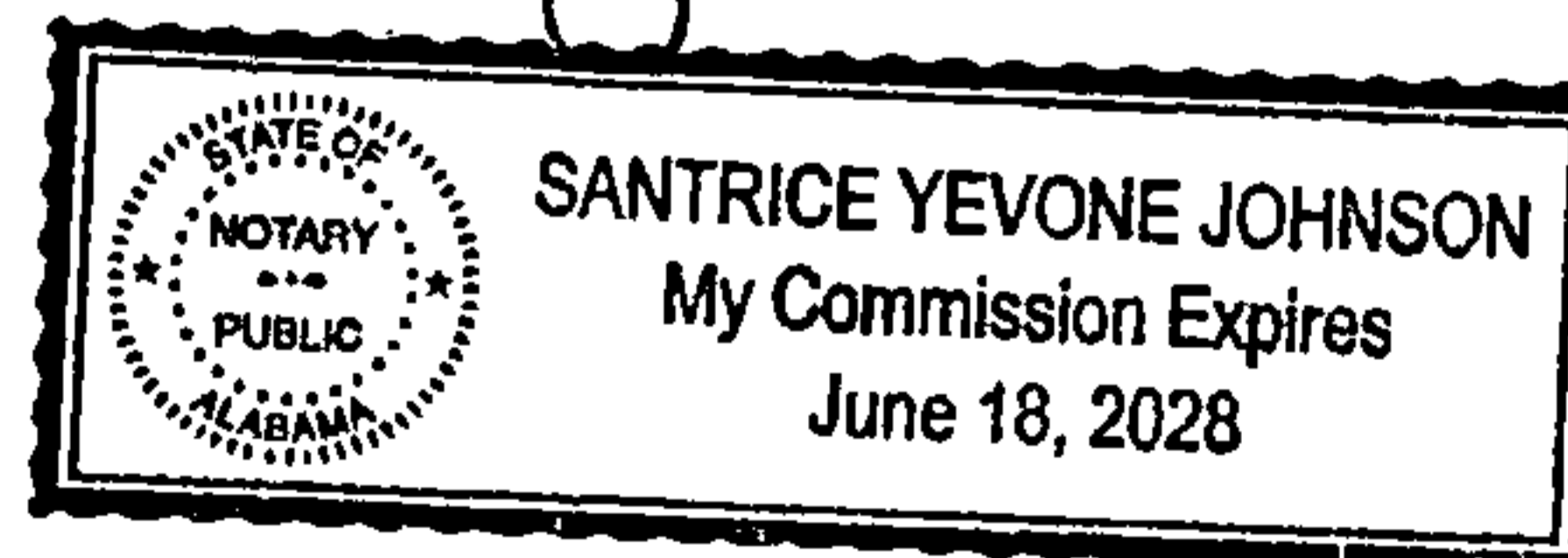
✓ [Signature]
Notary Public



✓ THE STATE OF Alabama COUNTY: Shelby
I, the undersigned, [Signature], a Notary Public, in and for said State Alabama, hereby certify that Jacqueline M. Diehl whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of April, 2025

✓ [Signature]
Notary Public



MR-GR-APRO367434

This instrument was prepared by:
Joan M. Brady
449 Taft Avenue
Glen Ellyn, IL 60137