


This instrument was prepared
without examination of title by:
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Send tax notice to:
Marlene Zwilling
2016 Springfield Drive
Chelsea, AL 35043


20250812000246920 1/3 \$332.50
Shelby Cnty Judge of Probate, AL
08/12/2025 03:51:23 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned **Robert B. Zwilling and Marlene Zwilling**, a married man and woman (herein "Grantor" whether one or more), in hand paid by **Robert Barry Zwilling and Marlene Zwilling**, Trustees of **The Robert Barry Zwilling and Marlene Zwilling Revocable Living Trust** under agreement dated August 12, 2025 ("Grantee," whether one or more), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 7-239, according to the Survey of Chelsea Park 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easements to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed record as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, as recorded in Instrument No. 20151230000442850 (which together with all amendments thereto, are hereinafter collective referred to as the "Declaration").

This property is conveyed subject to the following:

Shelby County, AL 08/12/2025
State of Alabama
Deed Tax: \$303.50

- (4) General and special taxes and assessments for 2025 and subsequent years not yet due and payable;
- (2) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any.
- (3) Mineral and mining rights.
- (4) All mortgages, liens, encumbrances, rights of way or conditions of record.

TO HAVE AND TO HOLD unto the said Grantee, and each of their respective heirs, personal representatives and assigns forever.

And said Grantor does for himself and herself and for their heirs, personal representatives and assigns, covenant with the Grantee, and each of their respective heirs, personal representatives and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, and each of their respective heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set forth her signature and seal this 12 day of August, 2025.

GRANTOR:

Robert B. Zwilling
Robert B. Zwilling
Marlene Zwilling
Marlene Zwilling

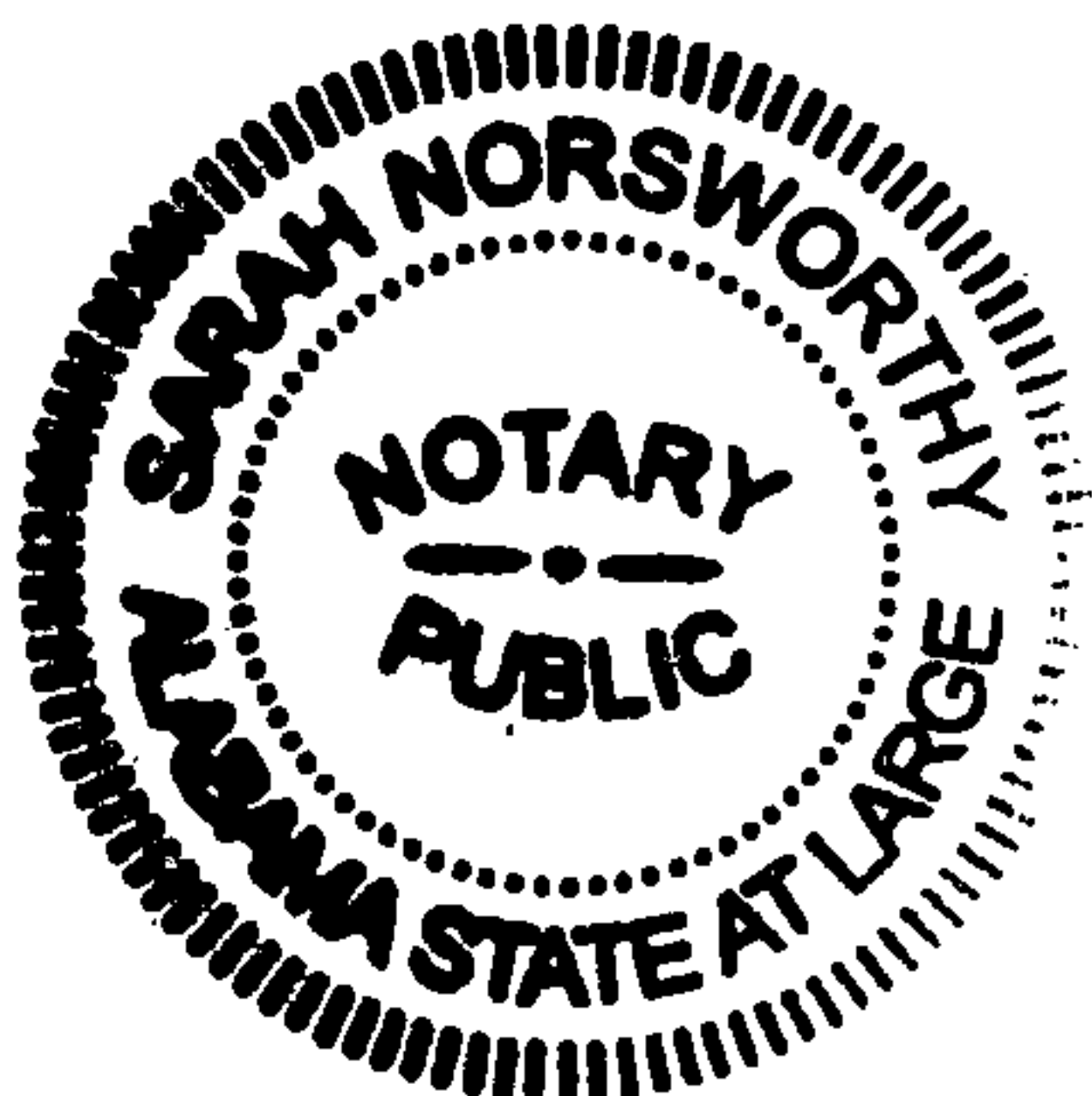
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Zwilling and Marlene Zwilling 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 such conveyance, they executed the same voluntarily on the day the same bears date.

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

Sarah Norsworthy
Notary Public
My commission expires:

[SEAL]



Real Estate Sales Validation Form

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

Grantor's Name Robert B. & Marlene Zwilling
Mailing Address 2016 Springfield Drive
Chelsea, AL 35043

Grantee's Name Robert Barry Zwilling and Marlene
Mailing Address Zwilling Revocable Living Trust
2016 Springfield Drive
Chelsea AL 35043

Property Address 2016 Springfield Drive
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 303,100.00



20250812000246920 3/3 \$332.50
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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

☐ Appraisal

☐ Sales Contract

☒ Other Assessed Value

☐ 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 _____

Print

Marlene Zwilling

Unattested

Sign

Marlene Zwilling

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1