

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

20250902000268540 1/4 \$341.50
Shelby Cnty Judge of Probate, AL
09/02/2025 11:58:38 AM FILED/CERT

THIS INDENTURE MADE AND ENTERED into on this the 19 day of August, 2025, by Donald Hedden and Sharron Hedden hereinafter referred to as "Grantors,"

and

Donald Lee Hedden and Sharron Herman Hedden, Trustees, or their successors in interest, of the Donald and Sharron Hedden Revocable Living Trust dated April, 29, 2024, and any amendments thereto, hereinafter referred to as "Grantee."

Shelby County, AL 09/02/2025
State of Alabama
Deed Tax:\$309.50

- WITNESSETH -

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantors in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey unto the Grantee the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF BROOK CHASE ESTATES, PHASE II, AS RECORDED IN MAP BOOK 22, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS SUBJECT TO THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL COVENANTS, RESTRICTIONS, REGULATIONS, CONDITIONS, EASEMENTS, RIGHTS-OF-WAY, LIENS, SET BACK LINES, MINERAL RIGHTS OR MINERAL RIGHTS LEASED, AND OTHER RIGHTS OF WHATEVER NATURE, RECORDED AND/OR UNRECORDED.

NO SURVEY REQUESTED OR DONE, NO TITLE SEARCH OR OPINION REQUESTED OR DONE.

GRANTORS' TITLE DERIVED FROM DEED 20241025000335380 AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above-described lot or parcel of land, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee or its heirs and assigns.

THE GRANTORS herein grant full power and authority by this deed to the Grantee and all successors to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to the Grantee or successor shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Grantee (or successor) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And the Grantors do hereby covenant with the Grantee that they are lawfully seized in fee of said premises, that they have a good right to sell and convey the same, that same premises are

free from encumbrances except ad valorem taxes due October 1, 2023 and that they will warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

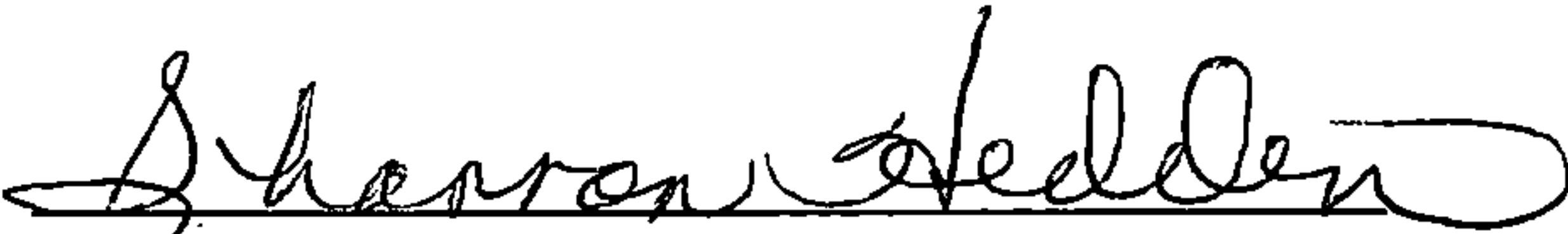
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Grantors' Mailing Address: 88 Belmont Place, Madison, AL 35756
Grantees' Mailing Address: 88 Belmont Place, Madison, AL 35756
Property Address: 300 Branch Circle, Chelsea, AL 35043
Date of Transfer: August 19, 2025
Taxable Value: \$309,100.00

We attest, to the best of our knowledge and belief that the information contained in this document is true and accurate. We 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).

IN WITNESS WHEREOF, the Grantors have hereunto set our hands and seals on this, the day and year hereinabove first written.


Donald Hedden


Sharron Hedden

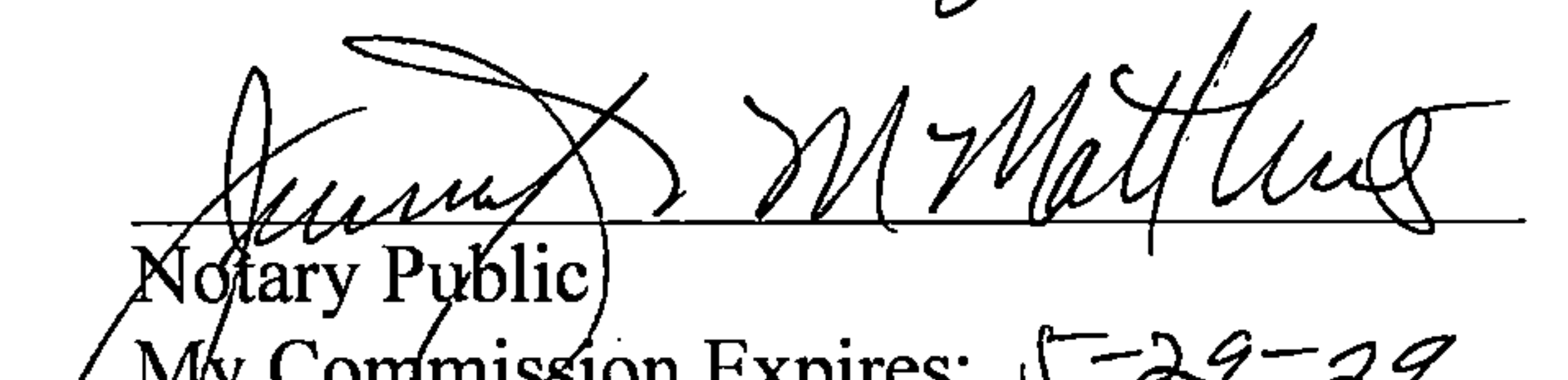
STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donald Hedden and Sharron Hedden**, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 19th day of August, 2025.




Notary Public
My Commission Expires: 5-29-29

Prepared by:

Jennifer M. Matthews
Grace, Matthews & Debro, LLC
108 Jefferson Street North
Huntsville, AL 35801
(256) 534-0491
jmatthews@graceattys.com

The Certification of Trust for the Donald and Sharron Hedden Revocable Living Trust is Attached as Exhibit "A".

**Certification of Trust for the
Donald and Sharron Hedden Revocable Living
Trust
dated April 29, 2024**



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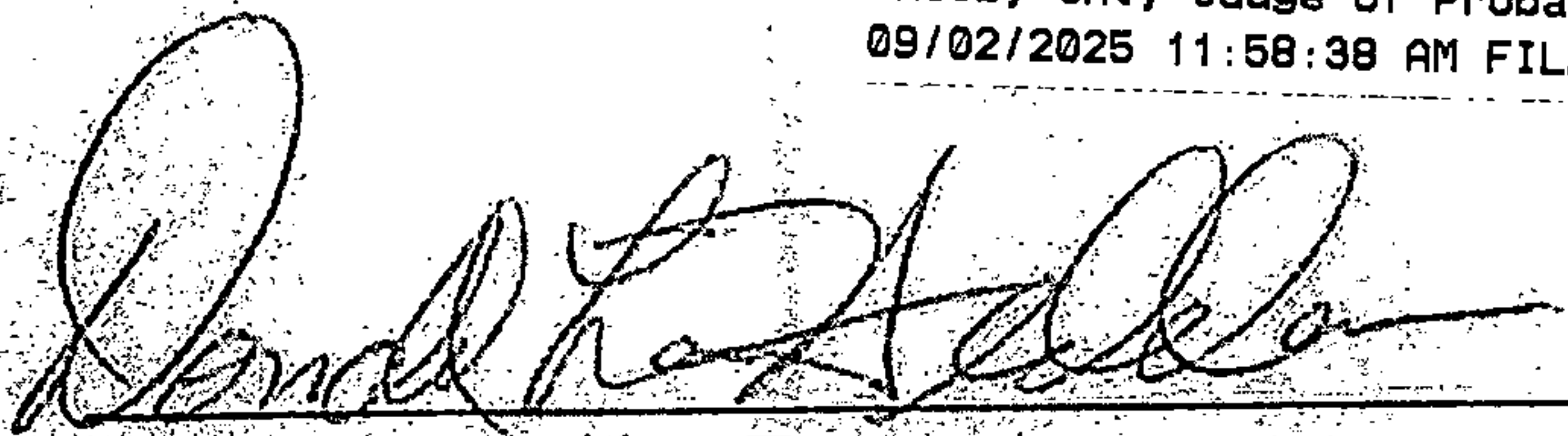
Pursuant to Ala. Code § 19-3B-1013, this Certification of Trust is signed by all the currently acting Trustees of the Donald and Sharron Hedden Revocable Living Trust dated April 29, 2024, who declare:

1. The Grantors are Donald Lee Hedden and Sharron Herman Hedden. The Trust is revocable by the Grantors, acting jointly and not separately.
2. The Trustees of the Trust are Donald Lee Hedden and Sharron Herman Hedden.
3. The Trustee Succession provisions are set forth in Article Three of the Trust.
4. The tax identification number of the Trust is the Social Security number of Donald Lee Hedden.
5. Title to assets held in the Trust will be titled as:

Donald Lee Hedden and Sharron Herman Hedden, Trustees, or their successors in interest, of the Donald and Sharron Hedden Revocable Living Trust dated April 29, 2024, and any amendments thereto.
6. An alternative description will be effective to title assets in the name of the Trust or to designate the Trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the Trust.
7. Excerpts from the Trust document that establish the Trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the Trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the Trust and is specifically relieved of any obligation to inquire into the terms of this Trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

April 29, 2024

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Donald Lee Hedden, Trustee

April 29, 2024



Sharron Herman Hedden, Trustee

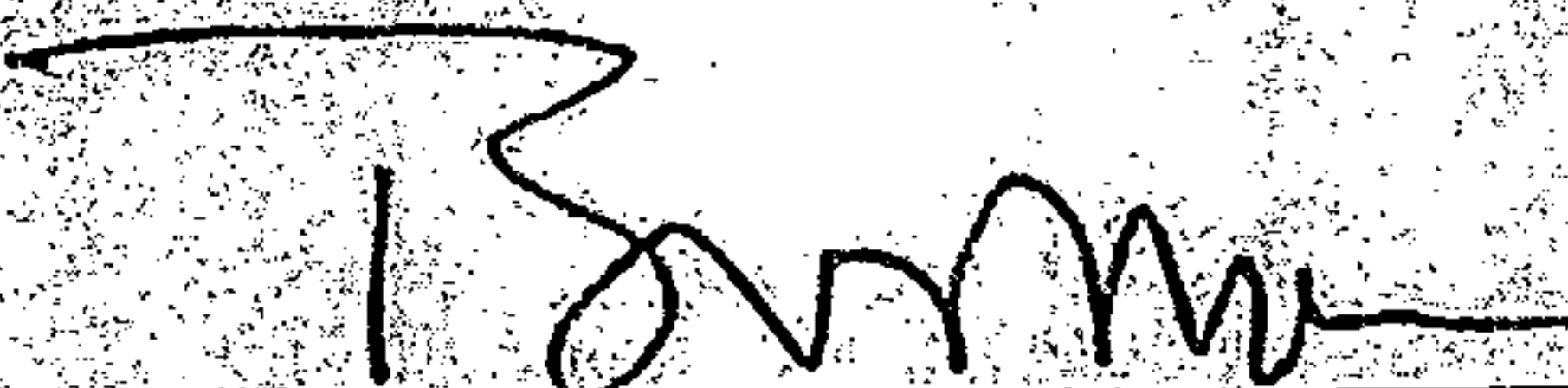
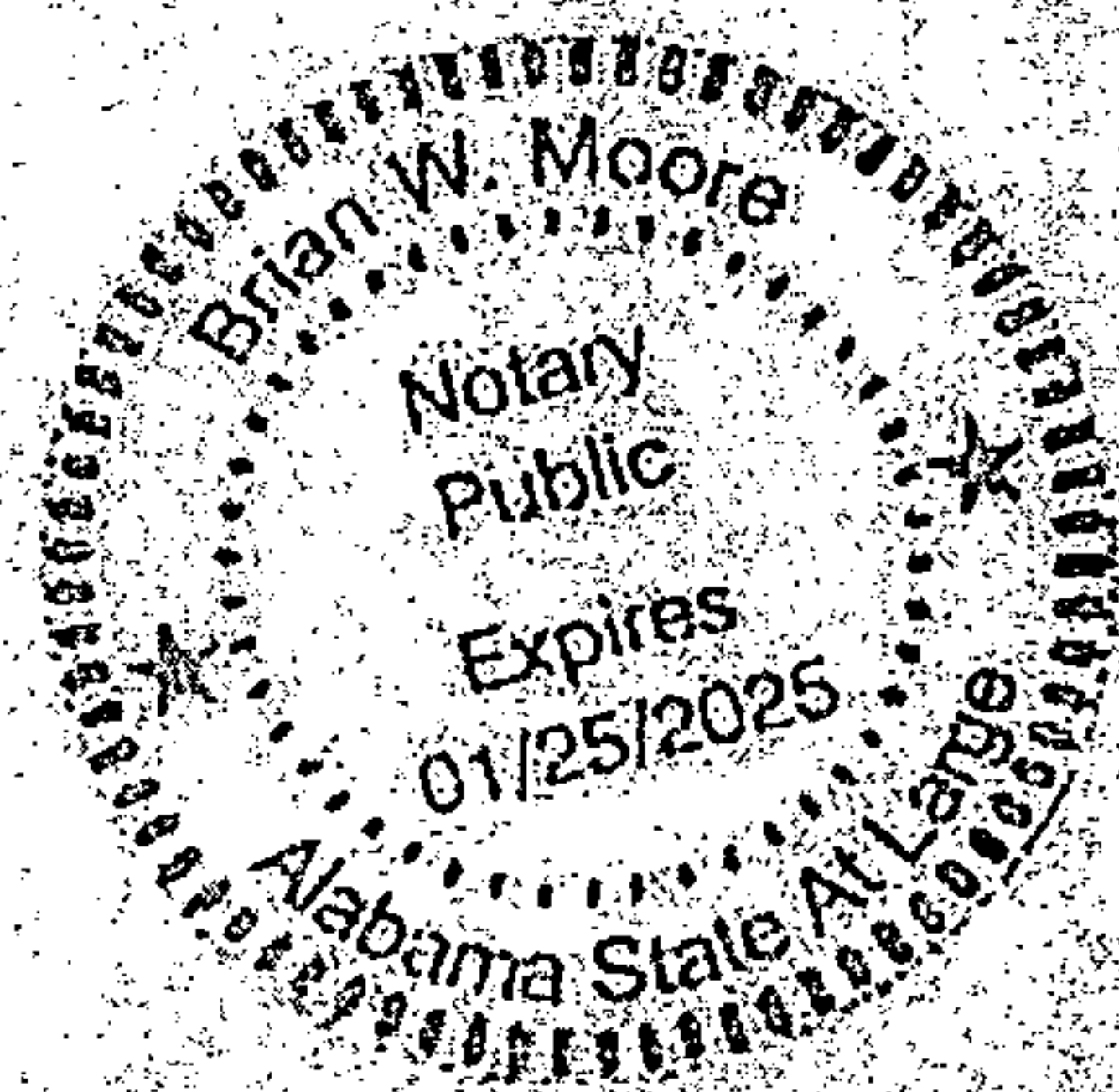
STATE OF ALABAMA

)
) ss.
)

COUNTY OF MADISON

I, Brian W. Moore, a notary public in and for said County in said State, hereby certify that Donald Lee Hedden and Sharron Herman Hedden whose name as Trustees, is signed to the foregoing Certification of Trust and who is known to me, acknowledged before me on this day that, being informed of the contents of the Certification of Trust, they executed the same voluntarily on the day the same bears date.

Given under my hand this April 29, 2024.



Brian W. Moore, Notary Public
108 Jefferson Street North
Huntsville, Alabama 35801
My commission expires: 01/25/2025