

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Derryn Wriley Herring and  
Madeline Grace Boggs  
1000 Columbia Circle  
Birmingham, AL 35242

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA**                    )  
  )  
**SHELBY COUNTY**                    )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Five Hundred Seventy-Four Thousand And No/100 Dollars (\$574,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Charles Wayne Brand Family Trust, dated November 3, 2000 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Derryn Wriley Herring and Madeline Grace Boggs (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2940, according to the Map of Highland Lakes, an Eddleman Community, 29th Sector, an Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C, & D, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. # 1994-07111 and amended in Inst. # 1996-1753, and further amended in Inst. # 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Inst. # 20051229000667390, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereafter collectively referred to as, the "Declaration")

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$459,200.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 10<sup>th</sup> day of September, 2025.

Charles Wayne Brand Family Trust, dated November 3, 2000

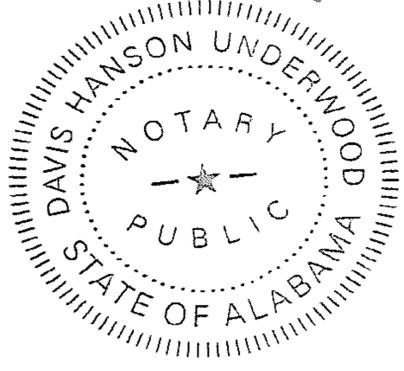
BY: *Lisa Gail Bagley*  
Lisa Gail Bagley  
Trustee

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Gail Bagley whose name as Trustee for the Charles Wayne Brand Family Trust, dated November 3, 2000 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 and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 10<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
Notary Public  
My commission expires: 07-24-27



**Real Estate Sales Validation Form**

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

|                  |  |                         |  |
|------------------|--|-------------------------|--|
| Grantor's Name   | Charles Wayne Brand Family Trust, dated November 3, 2000 | Grantee's Name          | Derryn Wriley Herring and Madeline Grace Boggs |
| Mailing Address  | 1150 Kingswood Road<br>Birmingham, AL 35242              | Mailing Address         | 1000 Columbia Circle<br>Birmingham, AL 35242   |
| Property Address | 1000 Columbia Circle<br>Birmingham, AL 35242             | Date of Sale            | September 10, 2025                             |
|                  |  | Total Purchase Price    | \$574,000.00                                   |
|                  |  | or                      |  |
|                  |  | Actual Value            | \$ _____                                       |
|                  |  | or                      |  |
|                  |  | Assessor's Market Value | \$ _____                                       |

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)

|   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | Other: _____                       |
| <input checked="" type="checkbox"/> 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**

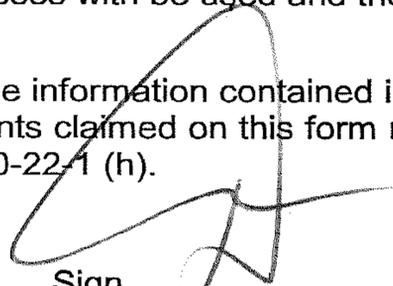
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: September 10, 2025

  
 Sign \_\_\_\_\_  
 Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/16/2025 09:28:55 AM**  
**\$143.00 PAYGE**  
**20250916000280010**

*Allie S. Bevil*