

Recording Requested &

Prepared by:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
Whitney Ockerman, Paralegal

When Recorded Mail to:

Kyler, Kohler, Ostermiller &
Sorensen, LLP
15 South 1st East, Ste. 200
Rexburg, ID 83440

Mail Tax Notices to:

Bit Family Legacy Revocable Living
Trust, dated July 21, 2025
3115 Keystone Dr
Birmingham, AL 35242

WARRANTY DEED

Harvey A. Nix and Rebecca L. Nix, husband and wife, GRANTORS, for valuable consideration paid in the sum of \$10.00 (Ten Dollars and no/100), does hereby, GRANT, BARGAIN, SELL AND CONVEY, with WARRANTY COVENANTS, to Harvey Allen Nix and Rebecca Lea Nix, Trustees, or their successors in trust, under Bit Family Legacy Revocable Living Trust, dated July 21, 2025, and any amendments thereto, Grantee, all that tract or parcel of land situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8 page 44 in the Probate Office of Shelby County, Alabama.

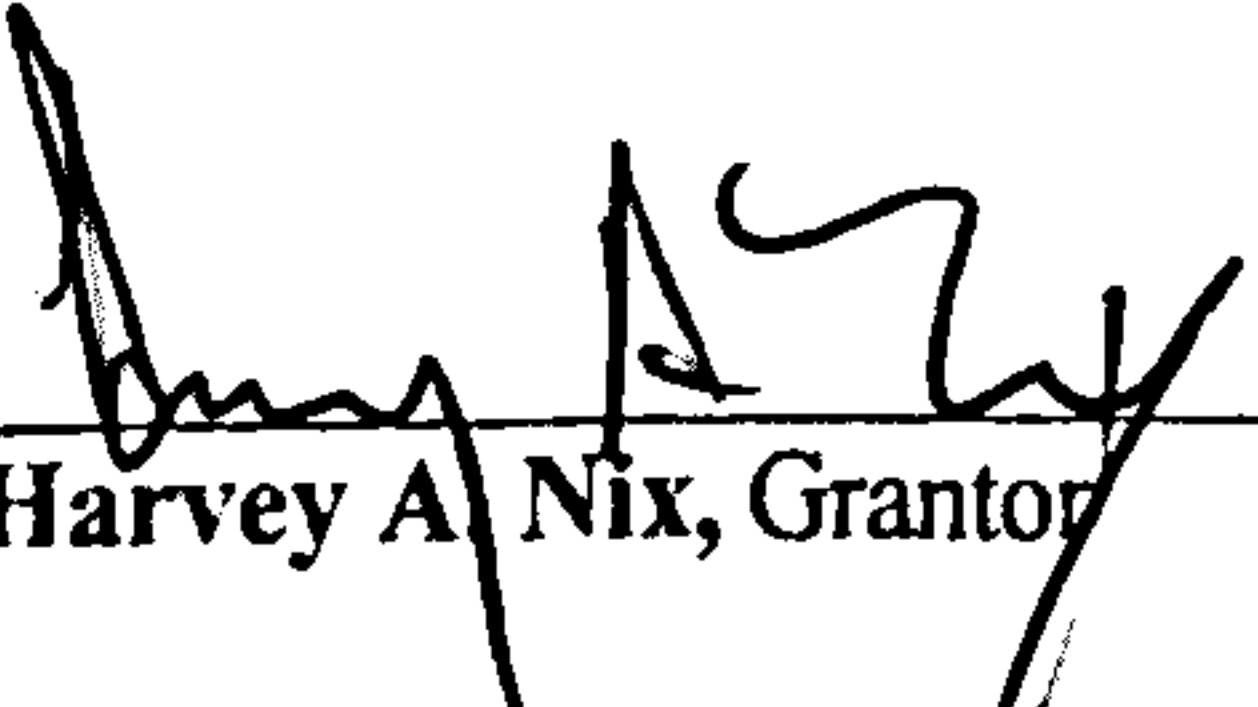
Property Address: 3115 Keystone Dr, Birmingham, AL 35242

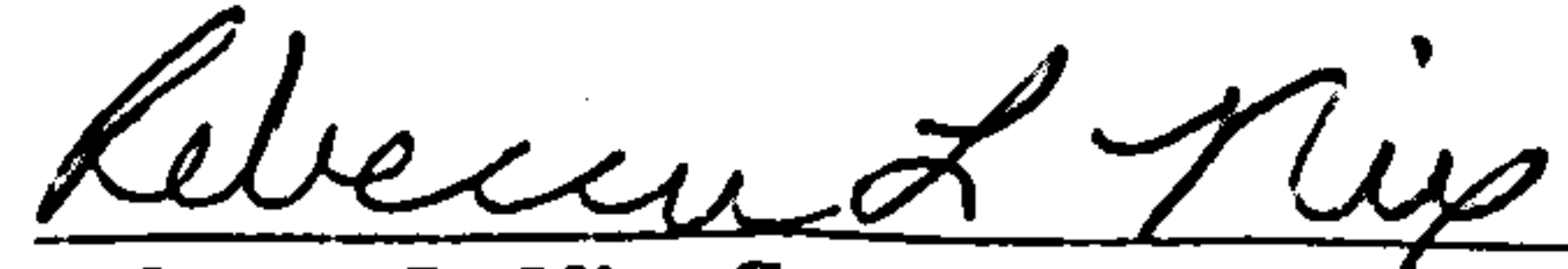
Subject to ad valorem taxes for the years 2025, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantees, as fee simple, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 24th day of September, 2025.


Harvey A. Nix, Grantor

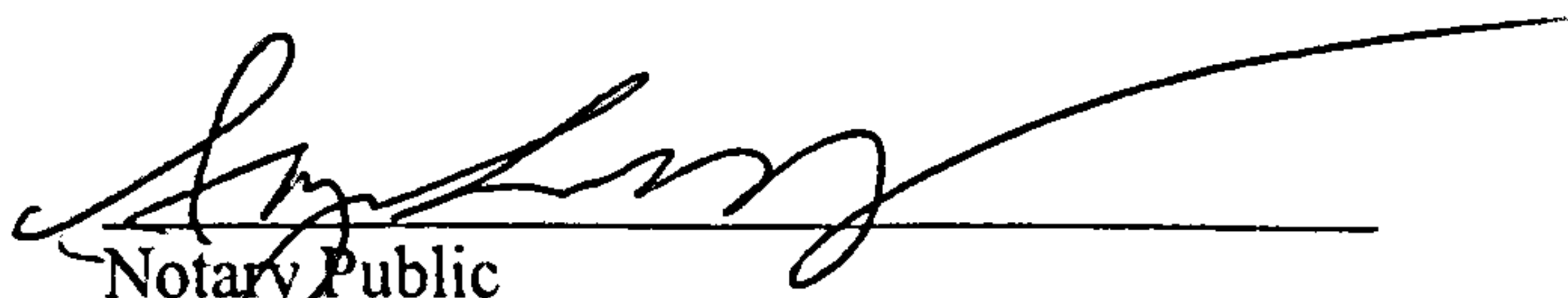

Rebecca L. Nix, Grantor

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Amy Lynnette Bolanos, a Notary Public, hereby certify that

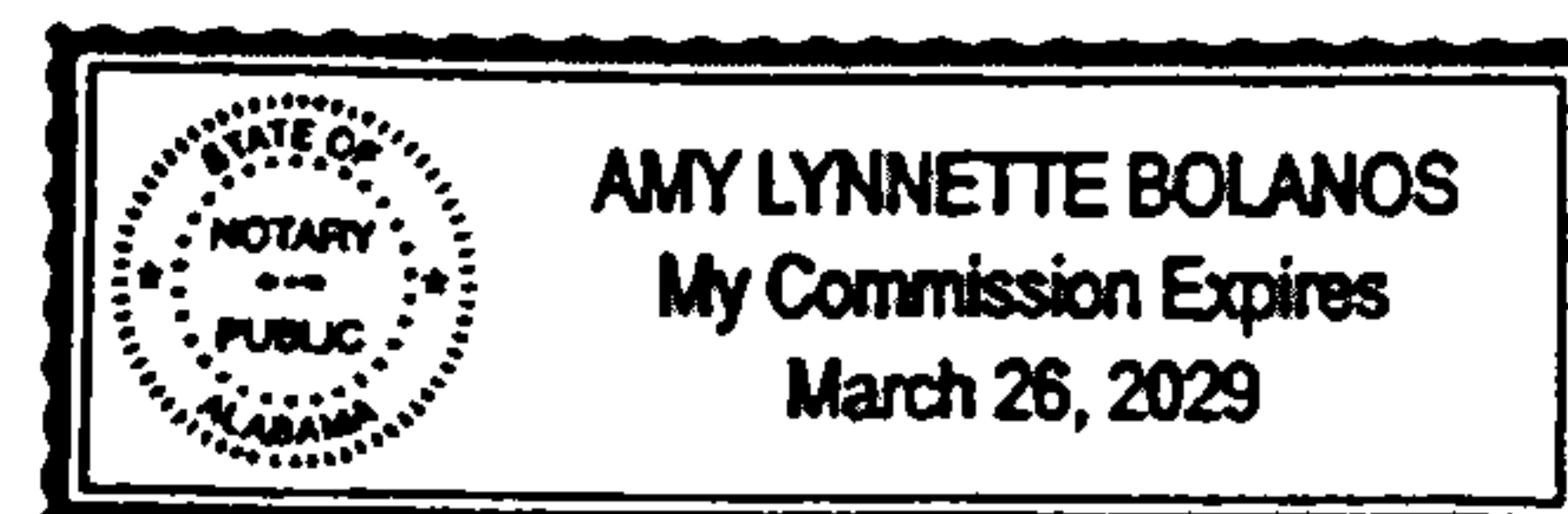
Harvey A. Nix and Rebecca L. Nix, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of September, A. D. 20 25.


Notary Public

Print Amy Lynnette Bolanos

My commission expires: March 26, 2029



(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 Harvey A. Nix and Rebecca L.
 Mailing Address Nix
3115 Keystone Dr
Birmingham, AL 35242

Grantee's Name Bit Family Legacy Revocable Living
 Mailing Address Trust, dated July 21, 2025
3115 Keystone Dr
Birmingham, AL 35242

Property Address 3115 Keystone Dr
Birmingham, AL 35242

Date of Sale 09/24/2025

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2025 02:12:01 PM
 \$376.00 KELSEY
 20250925000294840

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 346,700



Allen S. Boyd

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 County Assessor

☐ 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 9/25/25

Print Whitney Ockerman

Sign Whitney Ockerman

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1