



20250929000297050 1/3 \$344.00
Shelby Cnty Judge of Probate, AL
09/29/2025 11:21:37 AM FILED/CERT

Value 314,800

315.00
22.00
6.00
1.00

344.00

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS.

This instrument was prepared by:
R. F. (Ben) Stewart, III
1800 Providence Park
Suite 250
Birmingham, Alabama 35242

Send Tax Notice To:
Robert G. Hess and Debra W. Hess,
Trustees
5028 Longleaf Lane
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROBERT G. HESS and DEBBIE W. HESS, a married couple,

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

ROBERT G. HESS and DEBRA W. HESS, TRUSTEES, OR THEIR SUCCESSIONS IN INTEREST, OF THE HESS LIVING TRUST DATED SEPTEMBER 22, 2025

(Herein referred to as Grantee, whether one or more), all their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.

NOTE: This is the homestead property of the Grantors, ROBERT G. HESS and DEBRA W. HESS.

NOTE: DEBBIE W. HESS is also known as DEBRA W. HESS.

Shelby County, AL 09/29/2025
State of Alabama
Deed Tax: \$315.00



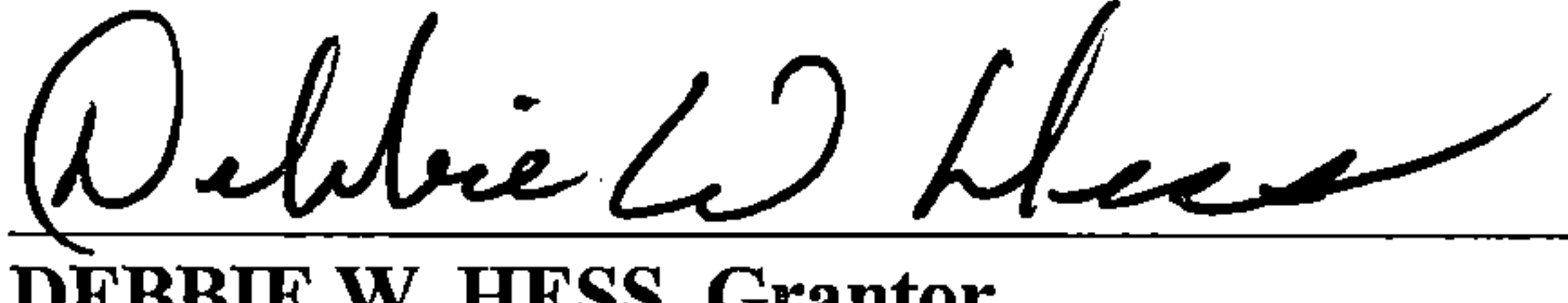
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TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 22th day of September, 2025.


 ROBERT G. HESS, Grantor

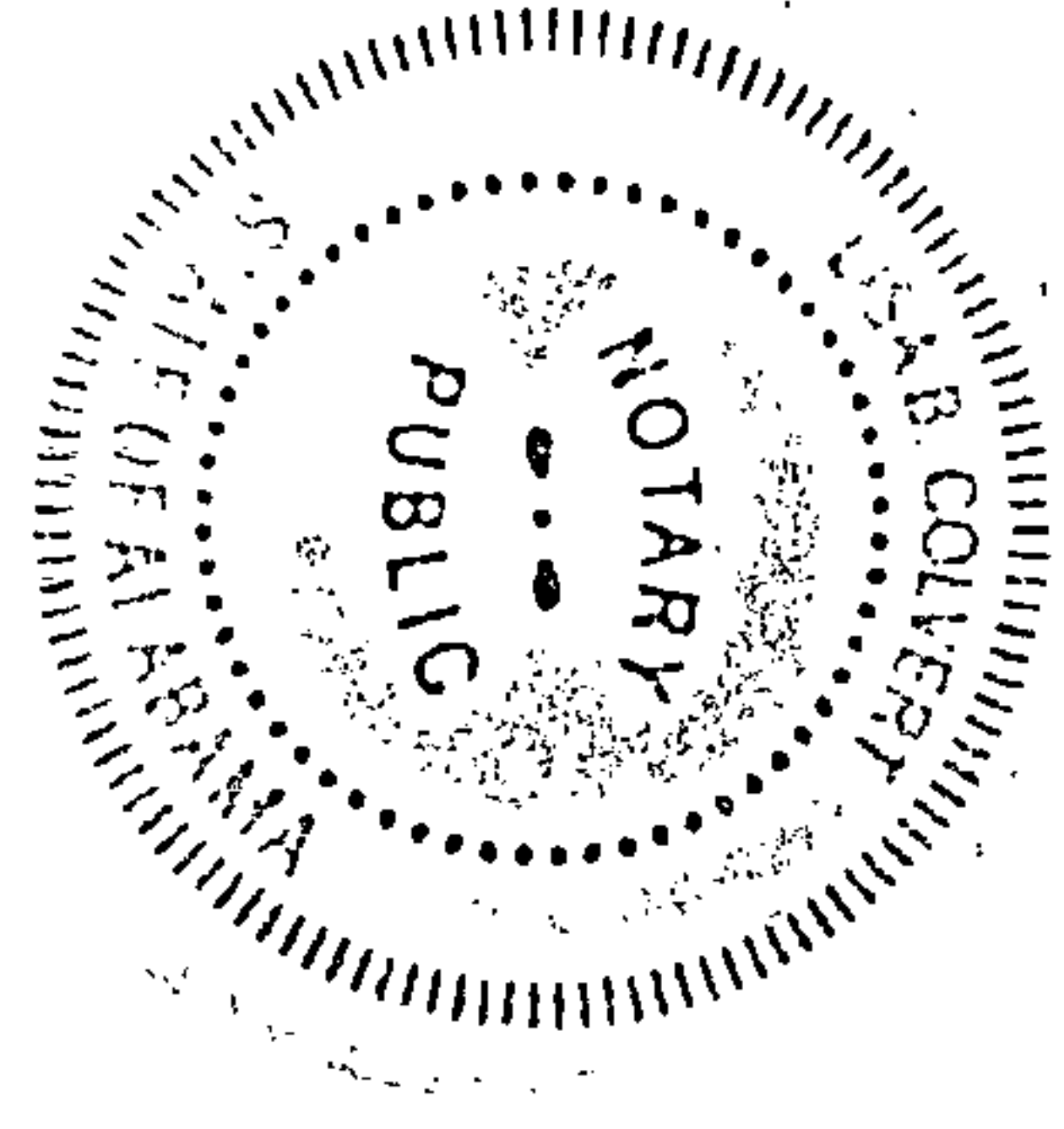

 DEBBIE W. HESS, Grantor

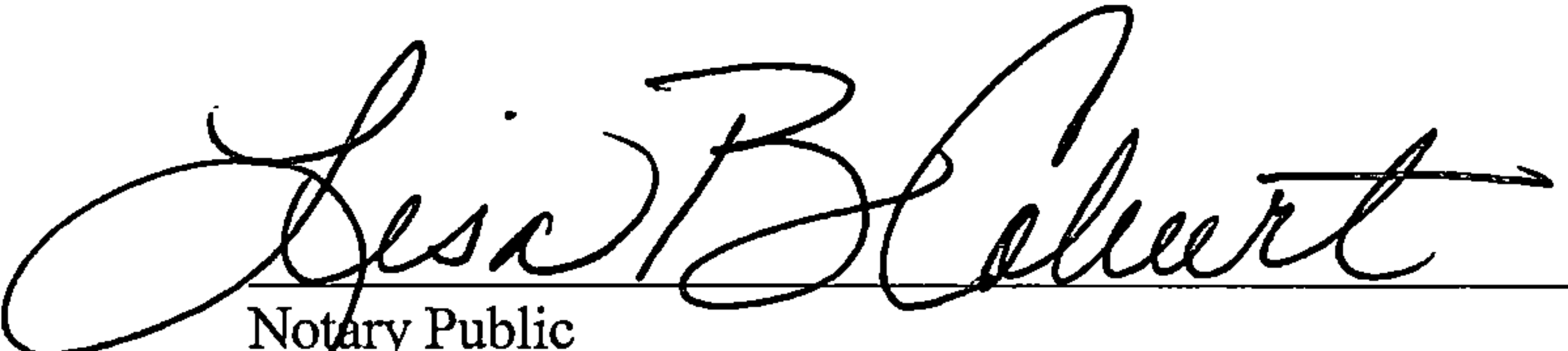
STATE OF ALABAMA)
)
 SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, a Notary Public in and for said County, in said State, hereby certify that **Robert G. Hess and Debbie W. Hess** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 22nd day of September, 2025.




 Notary Public
 My Commission Expires: 12/20/2028

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 G. Hess and
Mailing Address Debbie W. Hess
5028 Longleaf Lane
Birmingham, AL 35242

Grantee's Name Robert G. Hess and
Mailing Address Debra W. Hess, Trustees
5028 Longleaf Lane
Birmingham, AL 35242

Property Address 5028 Longleaf Lane
Birmingham, AL 35242

Date of Sale 9/22/2025
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 314,800

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 Tax Assessor office
☐ 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 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 9/22/2025

Print Ben Stewart

☐ Unattested
(verified by)

Sign Ben Stewart
(Grantor/Grantee/Owner/Agent) circle one