

STATE OF ALABAMA

SHELBY COUNTY



20251022000324180 1/3 \$559.00
Shelby Cnty Judge of Probate, AL
10/22/2025 11:37:34 AM FILED/CERT

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 14th day of October, 2025, by and between **John I. Schiwitz**, a married man, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **John Ireland Schiwitz and Shauna Leigh Schiwitz, Trustees of the Schiwitz Living Trust,** dated **October 14, 2025**, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Lot 17, according to the survey of Heatherwood, 1st Amended Final Record Plat of Heatherwood, 9th Sector, Phase I, as recorded in Map Book 19 page 159, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

John I. Schiwitz and John Ireland Schiwitz are one and the same.

NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.

And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

Shelby County, AL 10/22/2025
State of Alabama
Deed Tax:\$531.00



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IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 14th day of October, 2025.

John I. Schiwitz
John I. Schiwitz

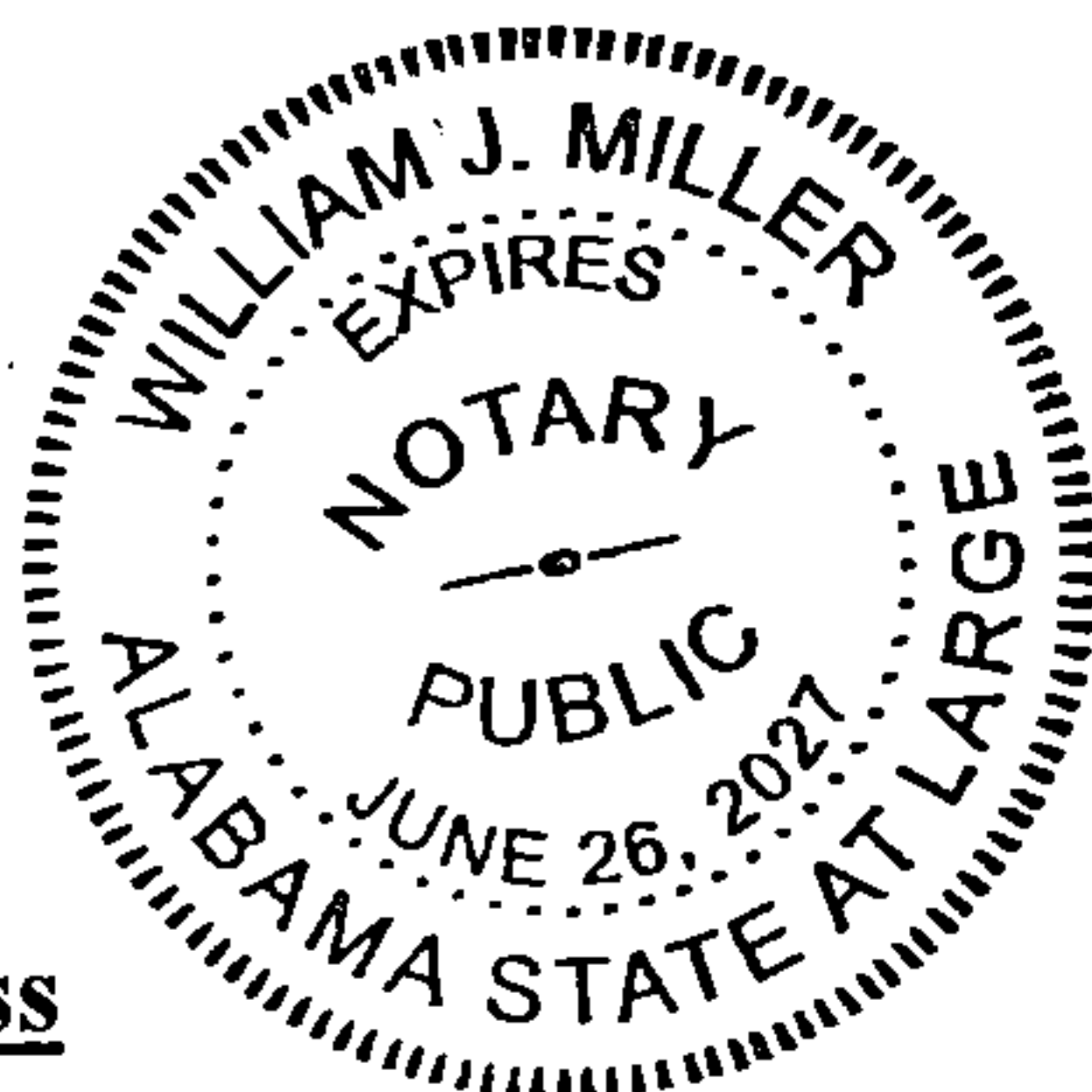
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **John I. Schiwitz**, whose name 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14 day of October, 2025.

[SEAL]



William J. Miller
NOTARY PUBLIC

Grantee's Mailing Address

913 Spyglass Cir.
Hoover AL 35244

DOCUMENT PREPARED BY:
MILLER ESTATE AND ELDER LAW
818 Leighton Avenue
Anniston, AL 36207
(256) 241-6794



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Real Estate Sales Validation Form

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

Grantor's Name John I. Schiwitz
Mailing Address _____
913 Spyglass Cir
Hoover, Alabama 35244

Grantee's Name John Ireland Schiwitz and Shauna Leigh Schiwitz,
Mailing Address Trustees of the Schiwitz Living Trust, dated
October 14, 2025
913 Spyglass Cir Hoover, Alabama 35244

Property Address 913 Spyglass Cir.
Hoover AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 530700

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 John I Schiwitz

☐ Unattested

Sign John I Schiwitz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1