

Send tax notice to:
Kathy Rose
4021 Crossings Lane
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025365T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$499,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Carol Schaefer Milster and Daniel Eugene Milster, Trustees of the Milster Family Trust, dated April 29, 2019** whose mailing address is: 4964 Ridge Pass Hoover 35226 hereinafter referred to as "Grantor") by **Kathy Rose** whose property address is: **4021 Crossings Lane, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 215, according to the Survey of Caldwell Crossings, Phase Four, Second Sector, as recorded in Map Book 32, page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Caldwell Crossings, Phase Four, Second Sector, as recorded in Map Book 32, page 7, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument #2000-43395 and Instrument #14348
4. Right of way in favor of Shelby County, recorded in Volume 233, page 700; Volume 216, page 29 and Volume 282, page 115.
5. Right of way in favor of Alabama Power Company recorded in Real Volume 142, page 148.
6. Right of way granted to the City of Hoover recorded in Instrument #2000-40742; Instrument #2000-40741 and Instrument #2000-25988.
7. Restrictions and covenants appearing in Instrument #2002-02381, and as amended thereto.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Milster Family Trust, by Carol Schaefer Milster and Daniel Eugene Milster, its Trustees, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 7 day of November, 2025.

Milster Family Trust

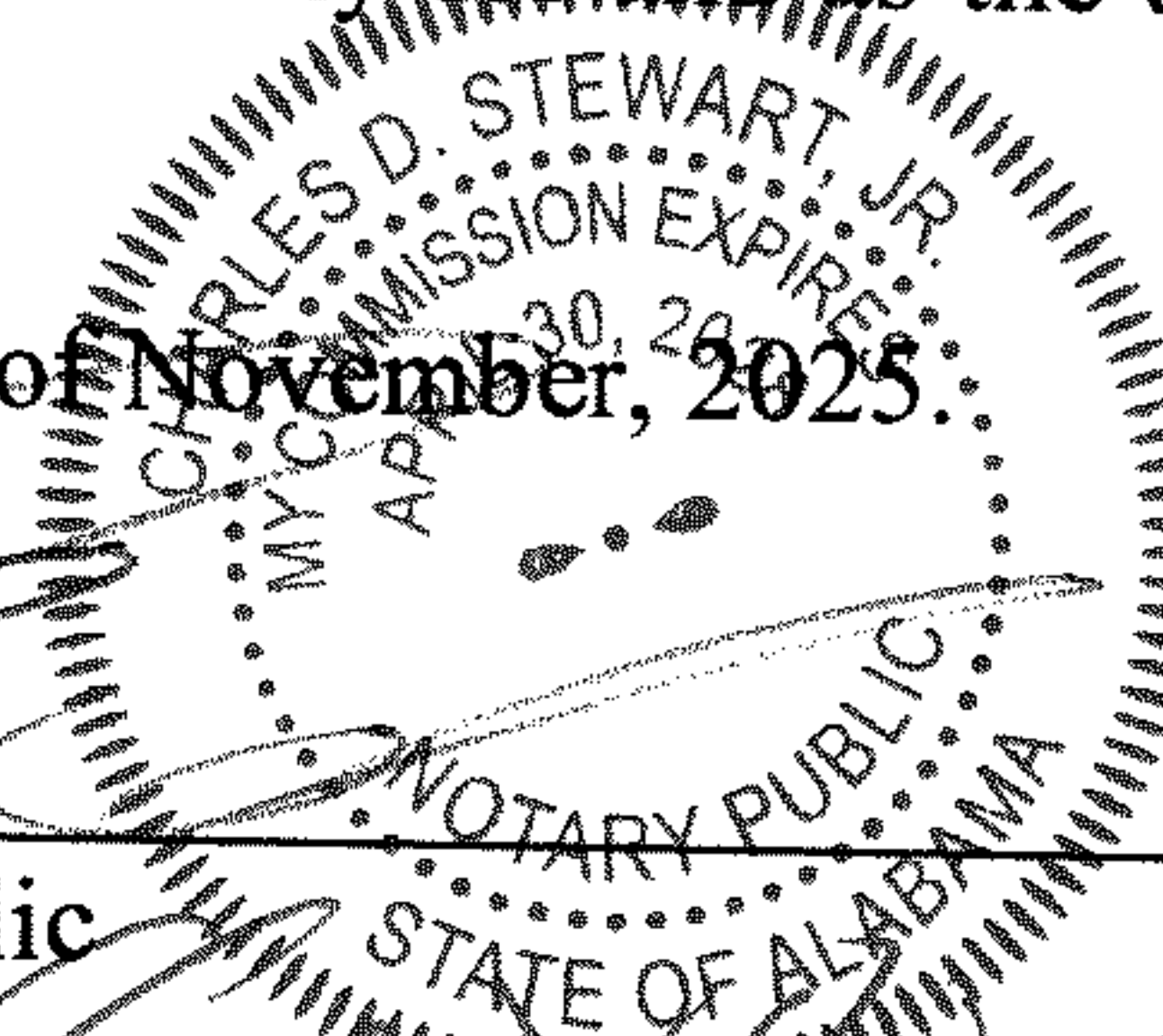
Carol Schaefer Milster
BY: Carol Schaefer Milster, Trustee

Daniel Eugene Milster
BY: Daniel Eugene Milster, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Schaefer Milster and Daniel Eugene Milster, whose names Trustees of the Milster Family Trust, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily ~~for and~~ as the act of said Trust.

Given under my hand and official seal this the 7 day of November, 2025.


[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4.30.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 02:27:06 PM
\$526.00 PAYGE
20251110000345610

Allie S. Bayl