



20251212000381330 1/4 \$593.50
Shelby Cnty Judge of Probate, AL
12/12/2025 11:23:50 AM FILED/CERT

This Instrument Prepared by:
Jennifer Q. Griffin, Esq.
Campisi Law, PC.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:
Claude E. Killian
1136 Kingswood Road
Birmingham, AL 35242

WARRANTY DEED (Plain)

State of Alabama
COUNTY: SHELBY

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Claude E. Killian, an unmarried man (herein referred to as grantor), does grant, bargain, sell and convey unto Claude E. Killian, Trustee or his successors in trust under the Killian Living Trust dated December 10, 2025 (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1017, according to the Survey of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Together with nonexclusive easement to use the private roadways, common areas, 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. #1996-17543 and Inst. #1999-31095, and Supplemental Covenants for Highland Lakes, a Residential Subdivision, 10th Sector, as set out in Inst. #1999-43196 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to taxes, easements, restrictions, set-back lines and rights of way of record.

Claude E. Killian is the joint owner, with right of survivorship, of said Parcel being conveyed herein, as evidenced by that certain Warranty Deed dated December 14, 2000, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on December 19, 2000. The other owner, as identified on that certain deed, Mary H. Killian, died on or about October 11, 2025.

Shelby County, AL 12/12/2025
State of Alabama
Deed Tax: \$561.50



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The Grantor herein reserves a life estate in the above-described property for the duration of their lifetime.

The Grantors herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivery property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection, or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/We have hereunto set my/our hand(s) and seal(s) this 10th day of December, 2025.

Claude E. Killian

Claude E. Killian



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General Acknowledgment

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Claude E. Killian**, 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 conveyance he executed the same voluntarily on the day the same bears date.

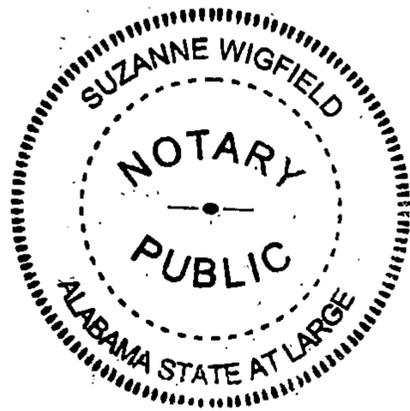
Given under my hand and official seal this 10th day of December, 2025.

Suzanne Wigfield

Notary Public

My commission expires: 9/2/2029

(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 Claude E. Killian
Mailing Address 1136 Kingswood Road
Birmingham, AL 35242

Grantee's Name Claude E. Killian, Trustee under the
Mailing Address Killian Living Trust
1136 Kingswood Road
Birmingham, AL 35242

Property Address 1136 Kingswood Road
Birmingham, AL 35242

Date of Sale 12/10/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 561,100.00

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 Shelby County 2025 Assessment

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 12.10.2025
Unattested
(verified by)

Print Claude E. Killian
Sign Claude E. Killian
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

