

AFTER RECORDING RETURN TO:
Barbara Heiden and William Darrell Heiden
438 Southledge Rd
Birmingham, AL 35242
File No. WDC-6208

MAIL TAX STATEMENTS TO:
Barbara Heiden and William Darrell Heiden
438 Southledge Rd
Birmingham, AL 35242

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 09 4 17 0 004 029.000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this th 20 day of December, 2025, by and between **William D. Heiden and Barbara F. Heiden, husband and wife, for and during their joint lives and upon the death of either, then to the survivor of them**, residing at 438 Southledge Rd, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Barbara Heiden and William Darrell Heiden, as trustees of the Barbara Heiden and William Darrell Heiden Trust dated November 22, 2025**, residing at 438 Southledge Rd, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 438 Southledge Rd, Birmingham, AL 35242

Prior instrument reference: Instrument No. 20240103000002230, Recorded: 01/03/2024

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20th day of December, 2025.

William D. Heiden
William D. Heiden

Barbara F. Heiden
Barbara F. Heiden

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **William D. Heiden** and **Barbara F. Heiden** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 20th day of December, 2025.

Donteria Barnett Richardson
NOTARY PUBLIC

My commission expires: 02.17.2026

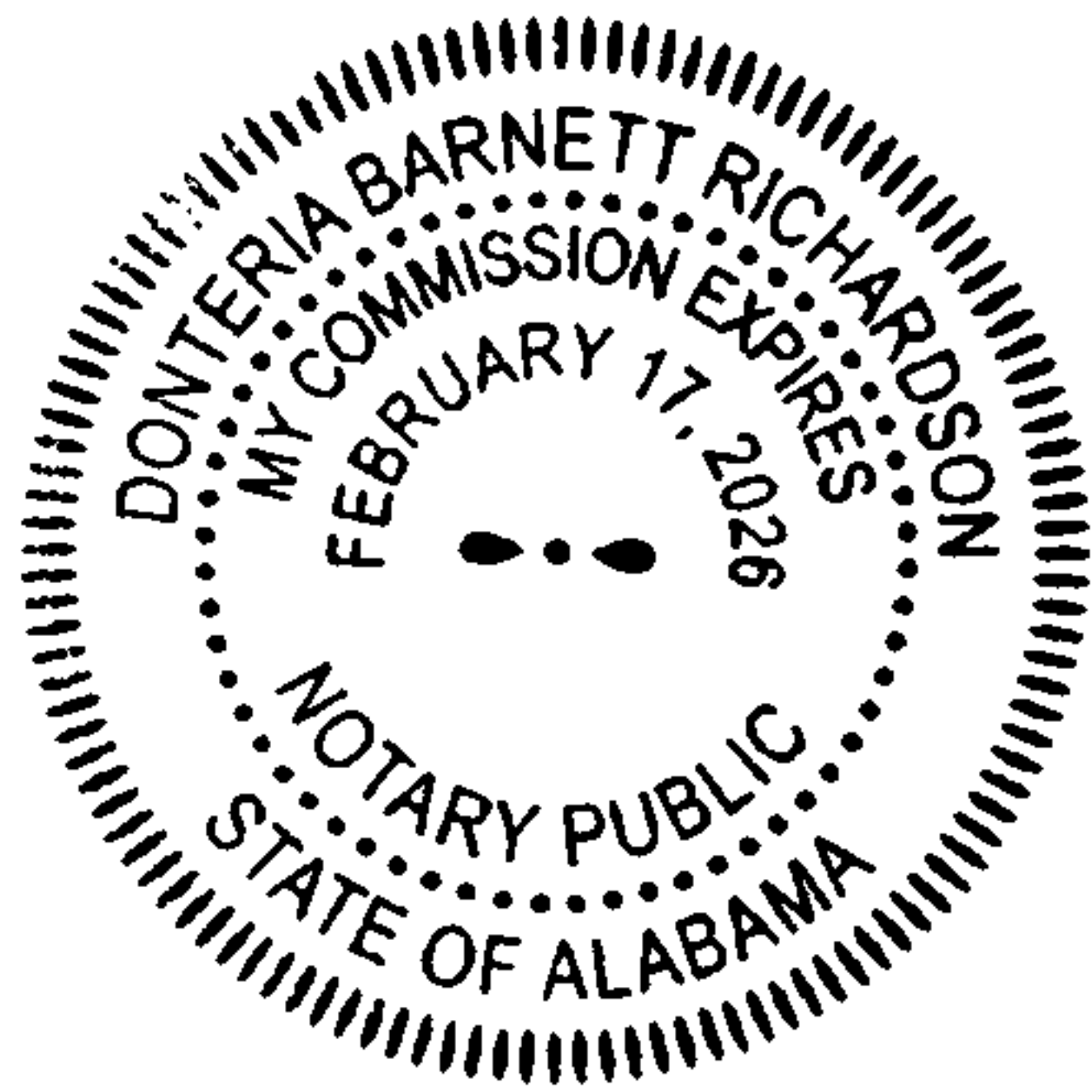


EXHIBIT A
LEGAL DESCRIPTION

Lot 1-697, according to the Amended Map of Highland Lakes, 1st Sector, Phase 6, an Eddleman Community, as recorded in Map Book 50, Pages 49 A, B, C, D and E in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111; First Amendment to Declaration as recorded in Instrument #1996-17543 and Second Amendment as recorded in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, First Sector, recorded in Instrument #1994-07112, Supplementary Declaration and Amendment to the Declaration as recorded in Instrument No. 20151230000442930, First Amendment to Declaration as recorded in Instrument No. 20190125000027330, Second Amendment to Declaration recorded in Instrument 20200123000029590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

Parcel ID Number: 09 4 17 0 004 029.000

Property commonly known as: 438 Southledge Rd, Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name William D. Heiden And Barbara F. Heiden
Mailing Address 438 Southledge Road
Birmingham, AL 35242

Grantee's Name Barbara Heiden and William Darrell Heiden Trust
Mailing Address 438 Southledge Road
Birmingham, AL 35242

Property Address 438 Southledge Road
Birmingham, AL 35242

Date of Sale 12/20/2025
Total Purchase Price \$ 1.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 763,000.00

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 Appraisal
 Sales Contract Other Assessor's appraised value
 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 12/29/2025 Filed and Recorded Print James Roaldi, Legal Representative
Official Public Records
Judge of Probate, Shelby County Alabama Sign *James Roaldi*
County Clerk (verified by) _____ (Grantor/Grantee/Owner/Agent) circle one
Shelby County, AL
12/30/2025 09:59:47 AM
\$792.00 PAYGE
20251230000396620 *Allen S. Boyd*

