

Prepared by:  
Ed Reisienger  
Kudulis, Reisinger & Price, LLC  
PO Box 653  
Birmingham, AL 35201

Send Tax Notice to:  
Ginger L. Milne and  
Stephen Milne  
2300 Twelve Oaks Drive  
Birmingham, AL 35244

### WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE MILLION ONE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars (\$1,180,000.00), and other good and valuable consideration in hand paid to **Richard P. Storm and Martha R. Storm, a married couple** person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Ginger L. Milne and Stephen Milne** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

LOT 3612, according to the Survey of Riverchase Country Club 36th Addition, as recorded in Map Book 21, Page 37, in the Probate Office of Shelby County, Alabama..

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Covenants, conditions and restrictions (deleting therefrom, any [ restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 14, Page 536; Misc. Book 17, page 550; Misc. Book 34, page 549; Instrument No. 1996-30246 and Instrument No. 1996-20437 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company recorded in Volume 311, page 801 and Instrument No. 1998-34351.

A 35 foot building setback line as shown on recorded plat.

A ten foot easement on the northerly side of subject property extending to variable width as shown on recorded plat.

Transmission line permits to Alabama Power Company as recorded in Deed Book 311, page 801.

Title to all oil, gas, sulfur and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 127, Page 140 and Instrument No. 1996-20437

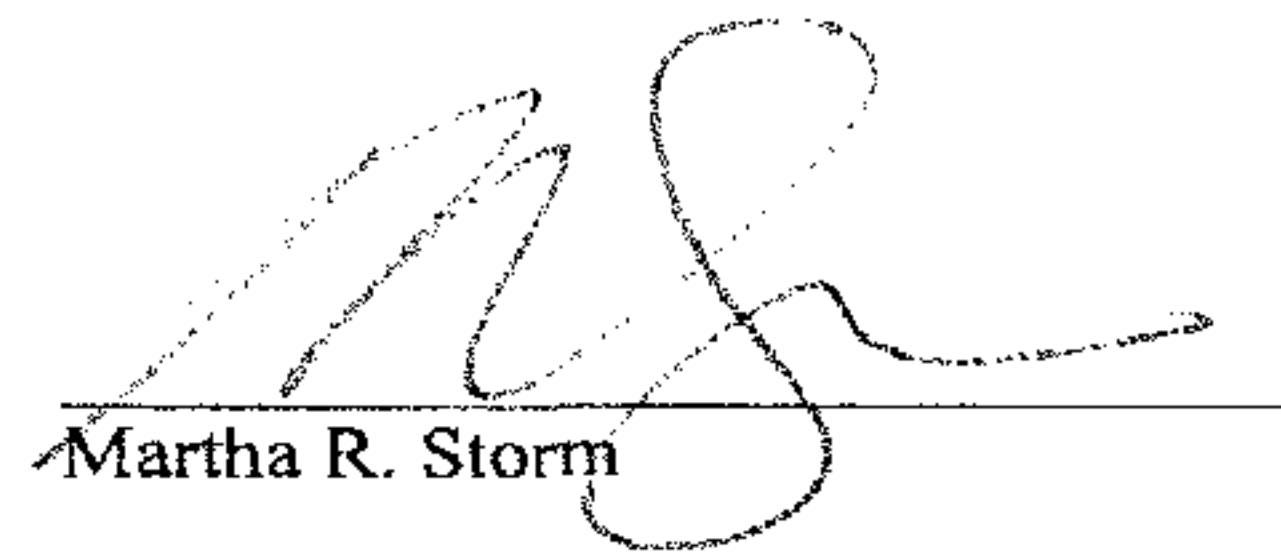
This deed is being done pursuant to the full and final settlement of that Order on Joint Motion to Allow Sale of Marital Residence on January 5, 2026 in Case No # DR-2025-900661.00 filed in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heir and assigns then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

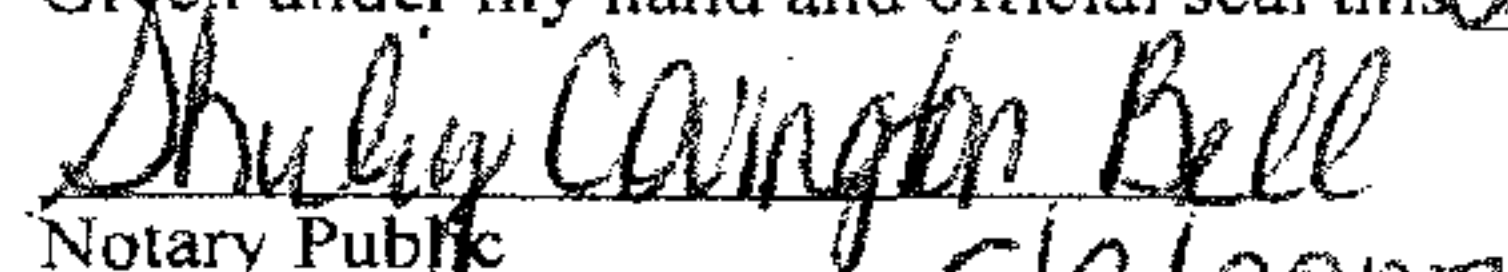
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 29th day of Decemeber, 2025.

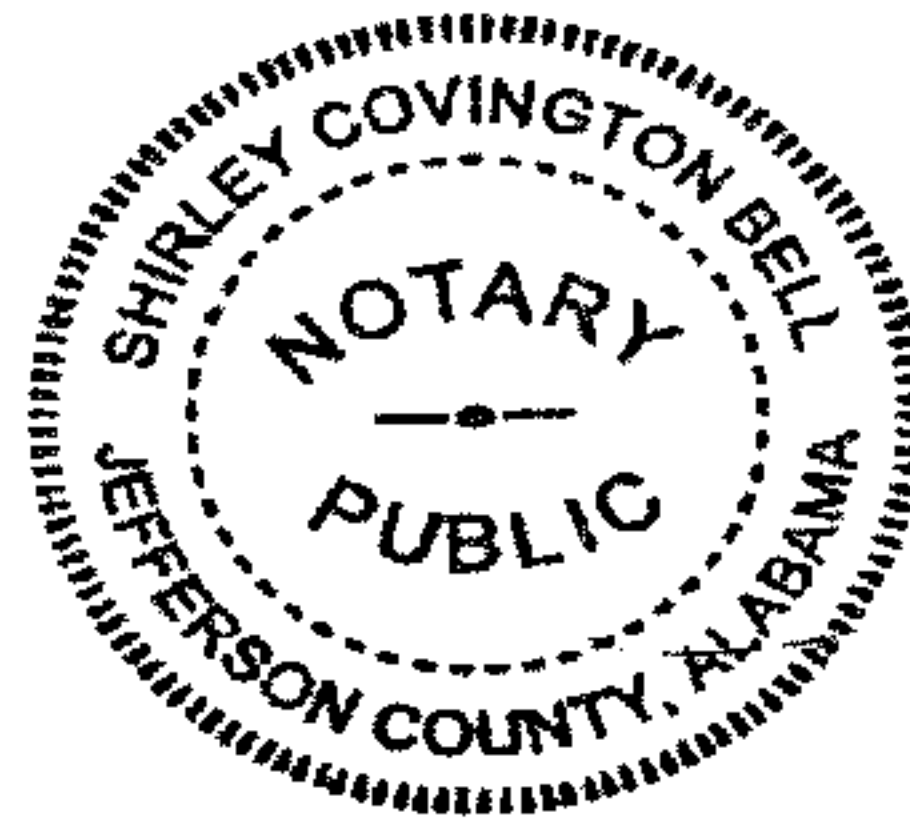
  
Martha R. Storm

STATE OF ALABAMA  
COUNTY OF JEFFERSON

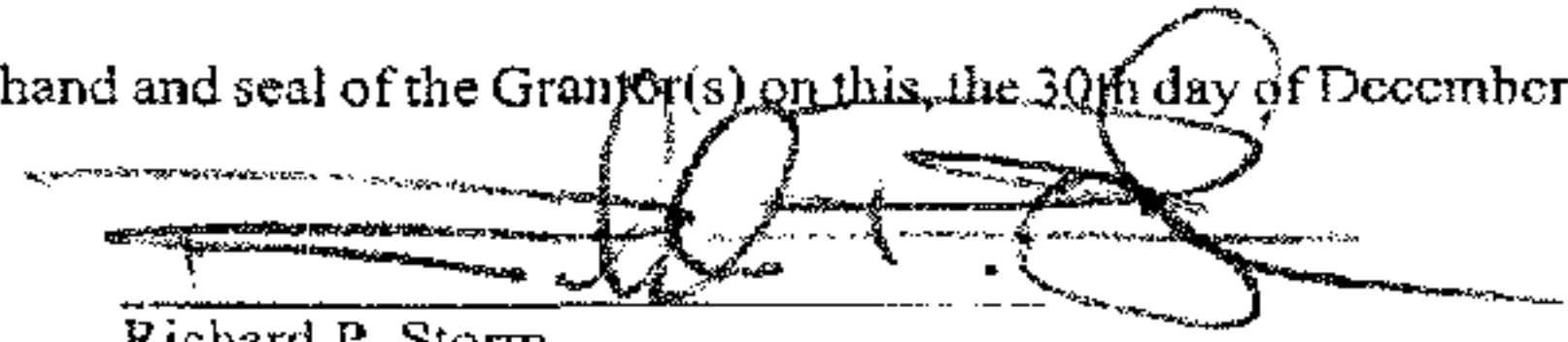
I, the undersigned Notary Public in and for said County and State, hereby certify that Martha R. Storm whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Decemeber, 2025.

  
Notary Public  
My Commission Expires: 5/3/2027



IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 30<sup>th</sup> day of December, 2025..



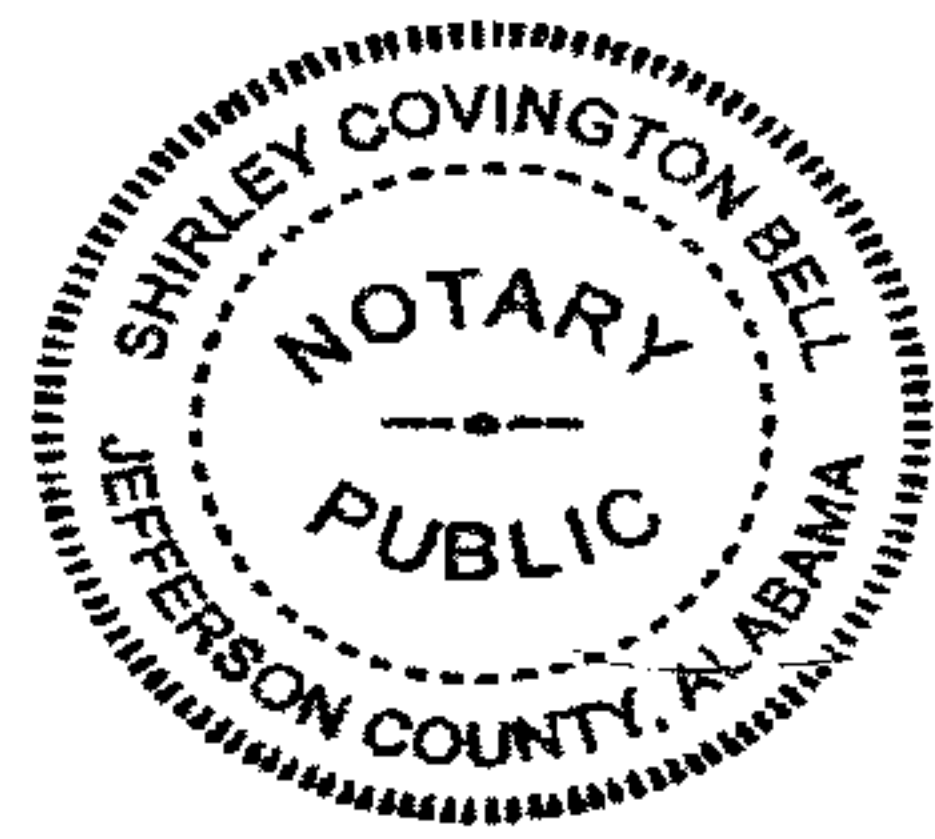
Richard P. Storm

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Richard P. Storm whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, 2025.

*Shirley Covington Bell*  
Notary Public  
My Commission Expires: 5/3/2027



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Richard P. Storm and Martha R. Storm</u>	Grantee's Name	<u>Ginger L. Milne and Stephen Milne</u>
Mailing Address	<u>2300 Twelve Oaks Drive</u> <u>Birmingham, AL 35244</u>	Mailing Address	<u>2300 Twelve Oaks Drive</u> <u>Hoover, AL 35244</u>
Property Address	<u>2300 Twelve Oaks Drive</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>01/05/2026</u>
		Total Purchase Price	<u>\$1,180,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal   |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> 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.

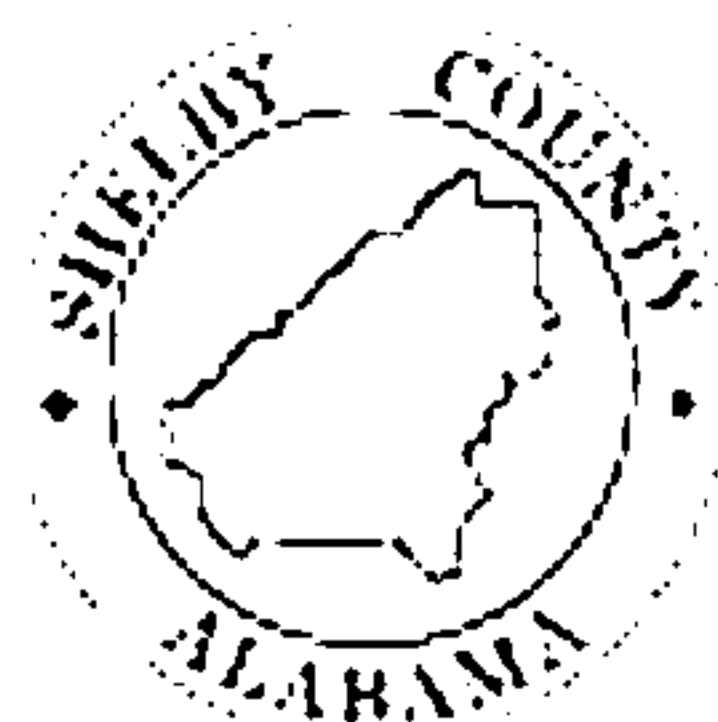
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 1/05/2026 Print Ginger L Milne  
 Unattested \_\_\_\_\_ Sign Ginger L Milne  
 \_\_\_\_\_ (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/06/2026 08:11:46 AM**  
**\$1211.00 JOANN**  
**20260106000003470**

*Allie S. Bayl*