

This instrument was prepared by:
Clayton T. Sweeney
Attorney at Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Thomas D. Szush, Kathryn A. Szush,
Michelle M. Thompson and
Thomas S. Szush
125 Courtside Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Thomas Donald Szush and wife, Kathryn Ann Szush**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thomas D. Szush, Kathryn A. Szush, Michelle M. Thompson, and Thomas S. Szush, Trustees, or their successors in trust under the SZUSH LIVING TRUST, dated September 17, 2021**, (hereinafter referred to as GRANTEES), their, successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Unit 17, in Courtside at Brook Highland, a Condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Instrument 2001-29968 and refiled in Instrument 20020521000241450; First Amendment to Declaration as recorded in Instrument 20020521000241460 and corrected in Instrument 20020521000241470; Second Amendment to Declaration as recorded in Instrument 20100319000081500, in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and recorded in the Record Plat of Courtside at Brook Highland a Condominium in Map Book 28, page 103, and any future amendments thereto, Articles of Incorporation of Courtside at Brook Highland Association, Inc., recorded in Instrument 2001-29968, and to which said Declaration of Condominium the By-Laws of Courtside at Brook Highland Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium and amendments thereto and together with certain rights to use certain Common Elements such as parking spaces and a storage unit assigned as limited common elements by the Declaration of Condominium.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

This preparer of this instrument makes no representation as to the status of the title to the property conveyed herein.

Thomas Donald Szush is one and the same person as Thomas D. Szush.

Kathryn Ann Szush in one and the same person as Kathryn A. Szush.



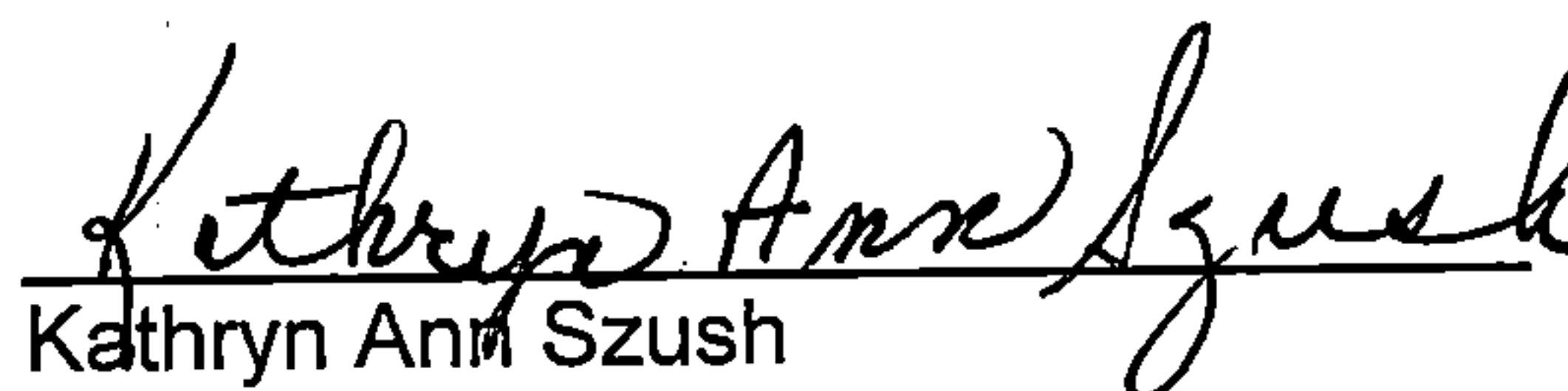
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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' their, successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEES' their, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 29th day of December, 2025.

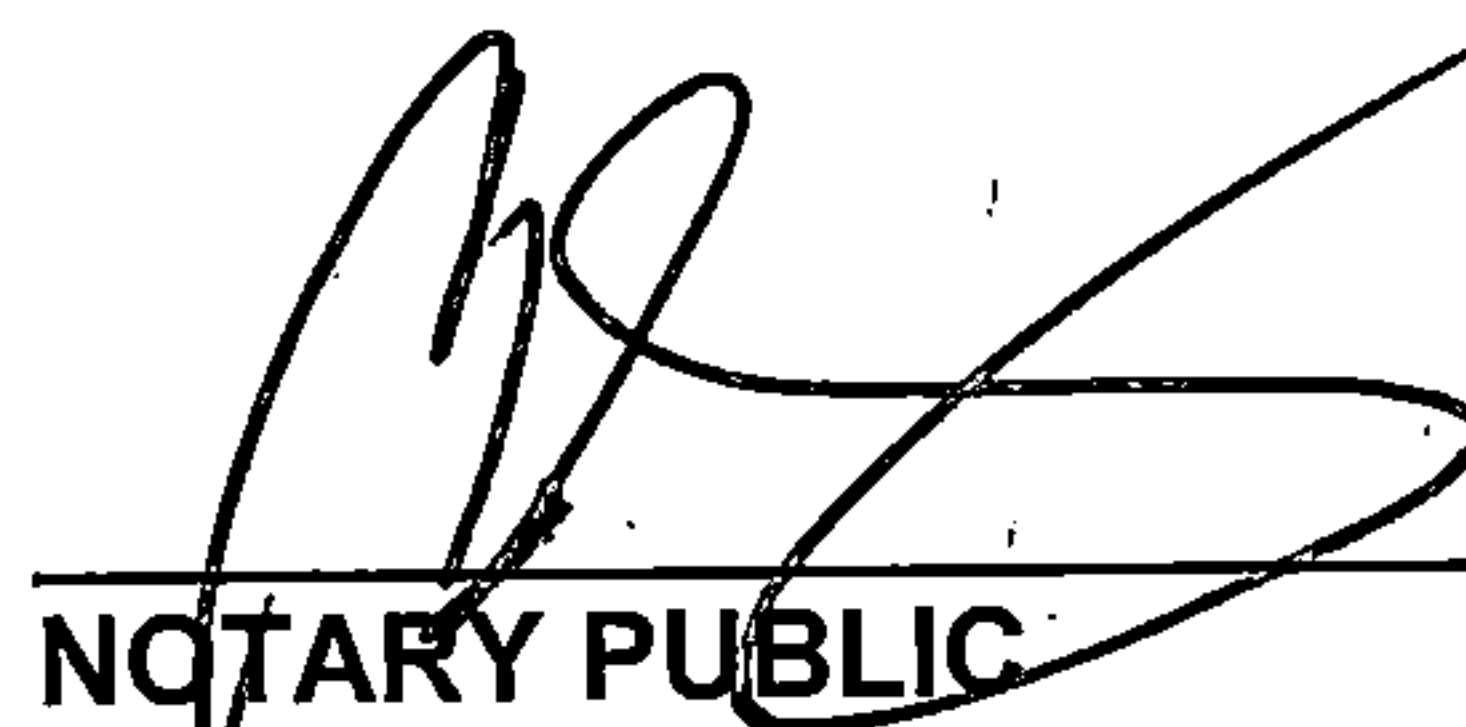

Thomas Donald Szush


Kathryn Ann Szush

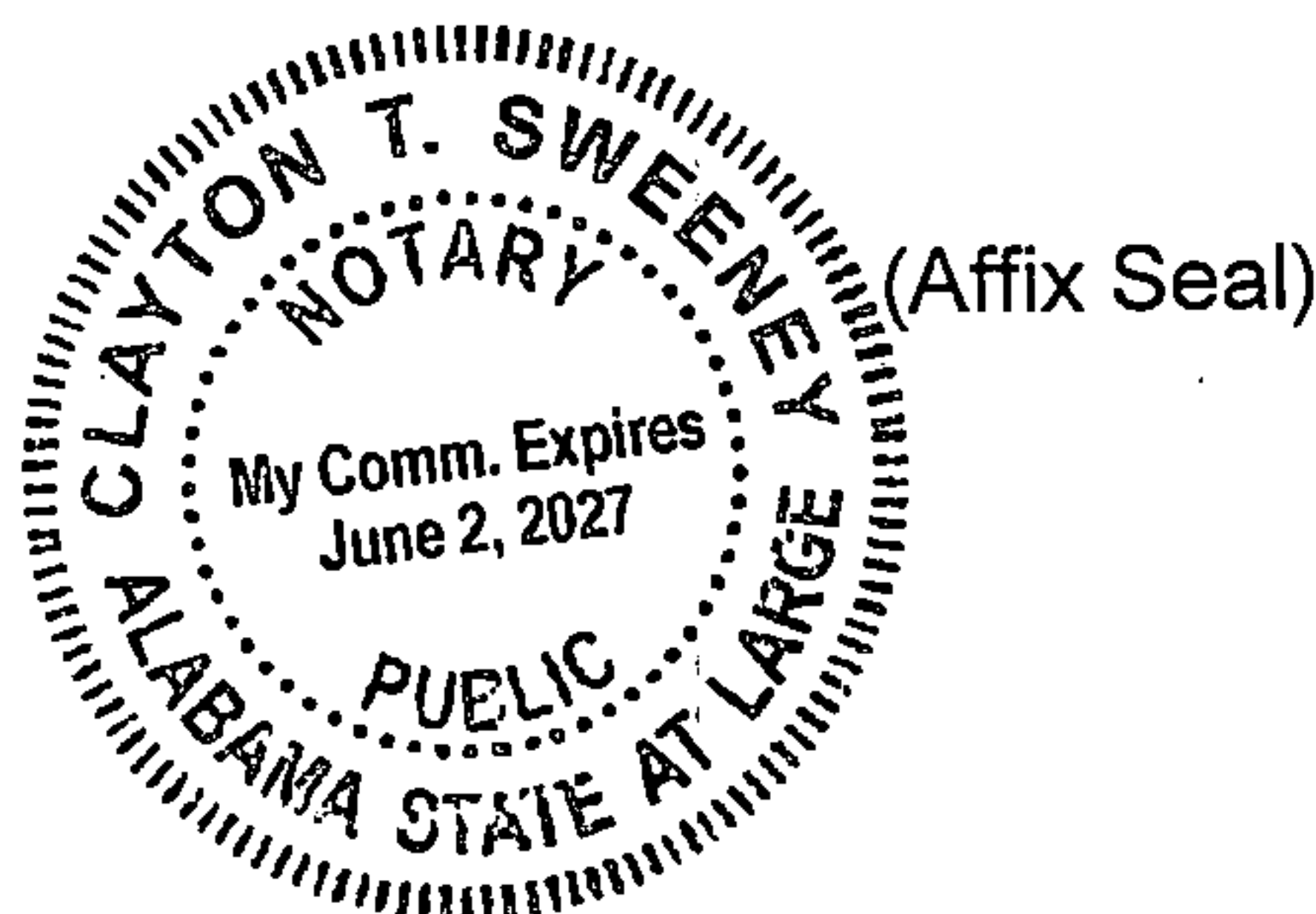
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas Donald Szush and wife, Kathryn Ann Szush, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of December, 2025.



NOTARY PUBLIC
My Commission Expires: 06-02-2027





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Shelby Cnty Judge of Probate, AL
01/06/2026 11:36:43 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name	Thomas Donald Szush Kathryn Ann Szush	Grantee's Name	Thomas D. Szush Kathryn A. Szush Michelle M. Thompson Thomas S. Szush
Mailing Address	125 Courtside Drive Birmingham, AL 35242	Mailing Address	125 Courtside Drive Birmingham, AL 35242
Property Address	125 Courtside Drive Birmingham, AL 35242	Date of Sale	December 29, 2025
		Total Purchase Price	\$
		or	
		Actual Value	\$ 490,000.00
		or	
		Assessor's Market Value	\$

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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other – Deed recorded in Inst #20251028000329360 |
| <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 _____

Print Thomas Donald Szush and Kathryn Ann Szush

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one