

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Charles T. Bergob
462 North Lake Road
Hoover, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00), and other good and valuable consideration in hand paid to Doris Bell Hatch, Trustee of the Hatch Living Trust dated December 8, 1999 (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by Charles T. Bergob, an unmarried man (hereinafter referred to as "Grantee" whether one or more), Grantor hereby grants, bargains, sells and conveys unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Final Plat of North Lake at Greystone, Phase 3, as recorded in Map Book 23, Page 3, in the Probate Office of Shelby County, Alabama.

For informational purposes only: the property is commonly known as 462 North Lake Road, Hoover, AL 35242.

This property is the same property conveyed in Instruments #20230627000190490 and #20230823000253760.

Subject to all easements, set back lines, restrictions and covenants of record, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

Grantor is an unmarried person conveying the entirety of the interest held by the Trust back to the other Grantee named in that certain Deed recorded at Instrument #20230823000253760.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his heirs, successors and assigns forever.

AND Grantor for herself, and as Fiduciary of the Trust named herein, and for the heirs, assigns and beneficiaries of the Trust, hereby covenants and warrants to and with said Grantee, his heirs and assigns, that the Grantor 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 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 does hereby warrant and will forever defend the title to said real property, unto said Grantee, and his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set the hand and seal of the Grantor on the date stated in the notary acknowledgement, the same to be effective as of the 23rd day of January, 2026.

Hatch Living Trust dated December 8, 1999

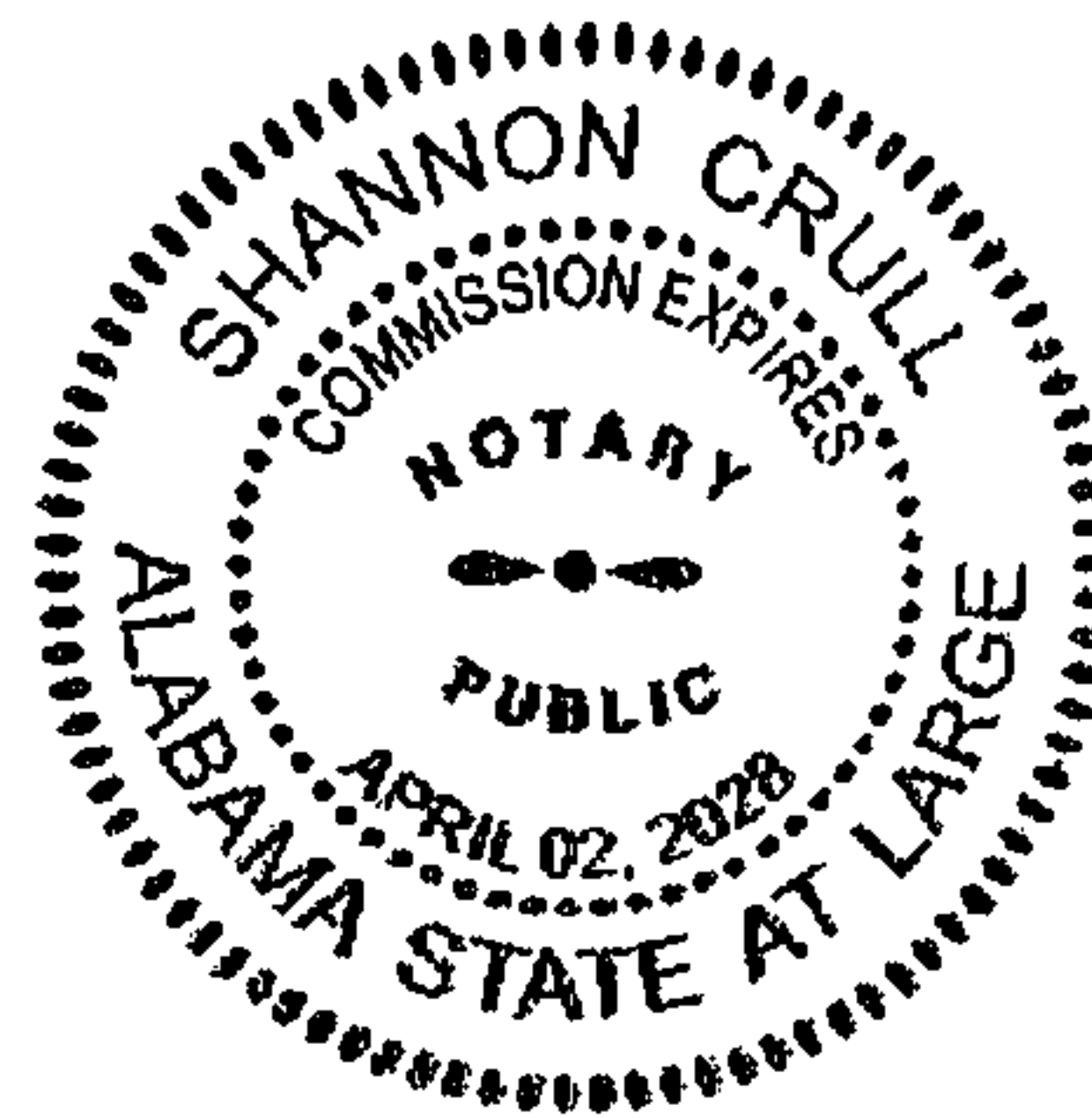
By: Doris Bell Hatch
Doris Bell Hatch, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Doris Bell Hatch, Trustee of Hatch Living Trust dated December 8, 1999 whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2026.

[Signature]
Notary Public
My Commission Expires: 4/2/28



Real Estate Sales Validation Form

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

Grantor's Name Hatch Living Trust dated December 8, 1999
Mailing Address 462 North Lake Road
Birmingham, AL 35242

Grantee's Name Charles T. Bergob
Mailing Address 462 North Lake Road
Birmingham, AL 35242

Property Address 462 North Lake Road
Birmingham, AL 35242

Date of Sale 01/23/2026
Total Purchase Price \$200,000.00

or
Actual Value \$ _____

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Actual Payment Documented

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 1/23/26

Print Shannon Crull

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2026 02:22:15 PM
\$228.00 KELSEY
20260123000021710

Allen S. Bayl