

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
The David A. and Abby D. Beckloff
Family Trust
1089 Stella Road
Foley, AL 36535

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$226,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Holly Michelle Bunn, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**David A. Beckloff and Abby D. Beckloff, as Trustees of
The David A. and Abby D. Beckloff Family Trust**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

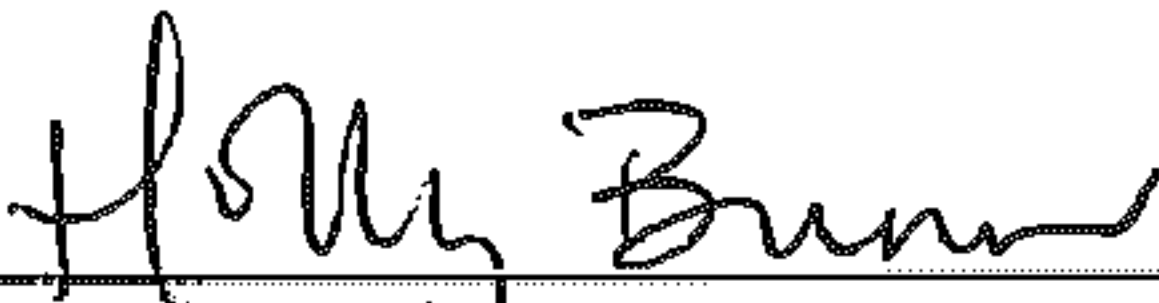
Condominium Unit Number 107 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Misc. Book 12, beginning at Page 87 and amended in Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in the Office of the Judge of Probate of Shelby County, Alabama. Together with an undivided percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2026 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 28th day of January, 2026.




Holly Michelle Bunn (SEAL)

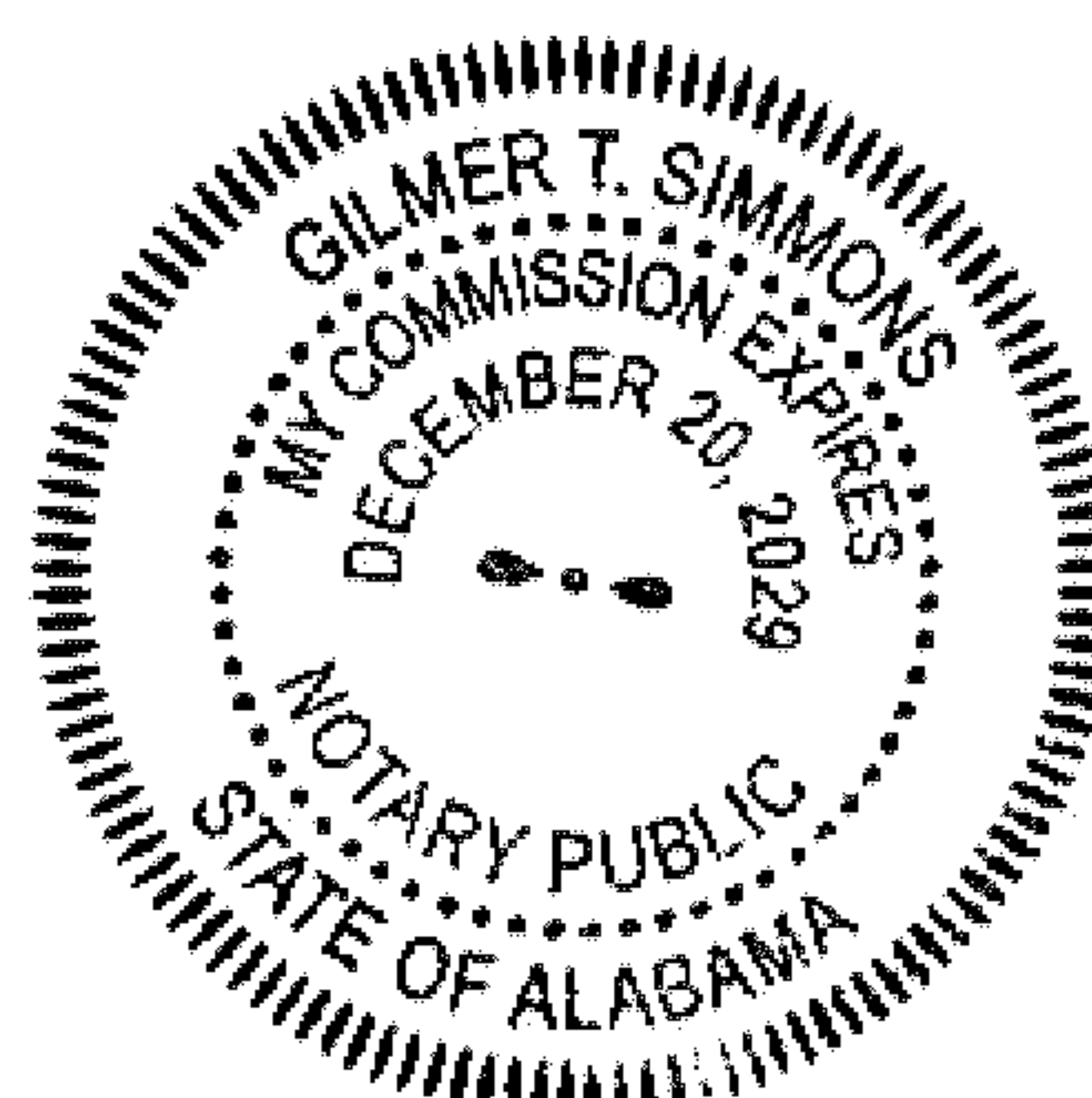
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Holly Michelle Bunn, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, 2026.



Notary Public
My Commission Expires: 12/20/2029



Real Estate Sales Validation Form

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

Grantor's Name	Holly Michelle Bunn	Grantee's Name	David A. Beckloff and Abby D. Beckloff, Trustees of The David A. and Abby D. Beckloff Family Trust
Mailing Address	<u>2301 1st Avenue North, 203</u> <u>Birmingham, AL 35203</u>	Mailing Address	<u>1089 Stella Road</u> <u>Foley, AL 36535</u>
Property Address	<u>201 Heath Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>01/28/2026</u>
		Total Purchase Price	<u>\$226,500.00</u>
		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)

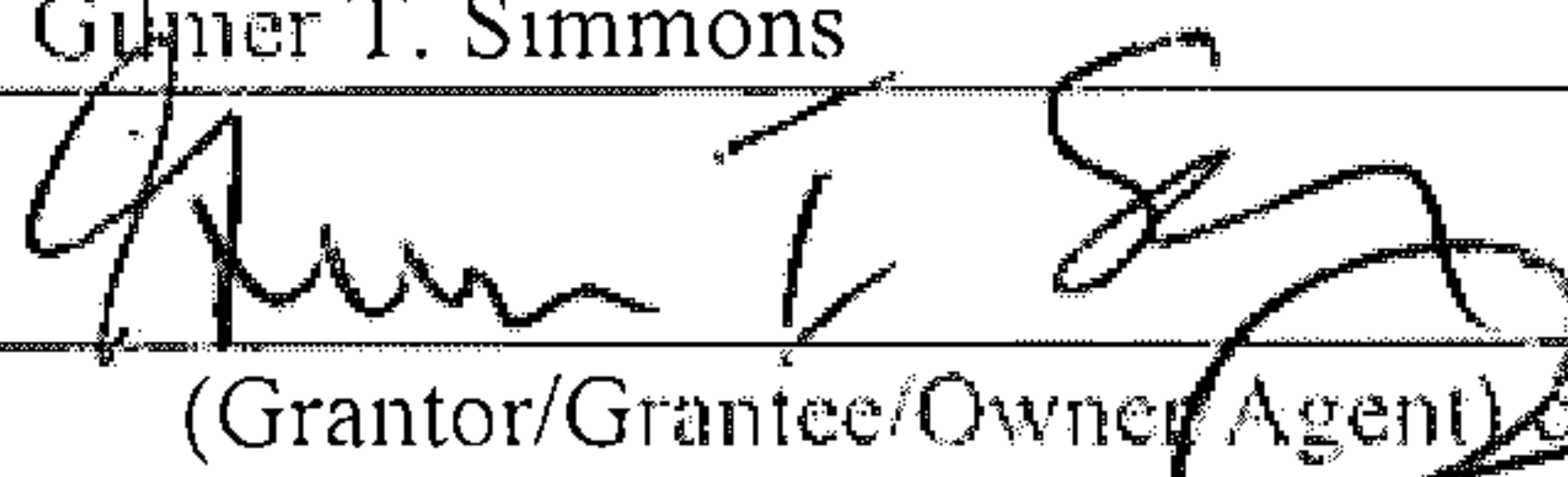
- | | |
|-------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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	<u>01/28/2026</u>	Print	<u>Gilmer T. Simmons</u>
<input type="checkbox"/> Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) Circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2026 11:37:36 AM
\$251.50 JOANN
20260129000027430

Allie S. Boyd