

This instrument prepared by:
CMG Law, LLC
2520 Hillcrest Way
Adamsville, AL 35005

SEND TAX NOTICE TO:
Thomas F. Mueller and Donna T. Mueller
6094 English Village Lane
Birmingham, AL 35242

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars (\$579,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dawn M. Neal as Trustee of the Dawn M Neel Living Trust dated Oct. 17, 2023 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas F. Mueller and Donna T. Mueller (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 4-34, according to the Map and Survey of the Village at Highland Lakes, Sector Four, - English Village Neighborhood, as recorded in Map Book 44, Page 131, in the Probate Office of Shelby County, Alabama.

TOGETHER with non-exclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, No. 20150430000142220 and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument No. 20151230000442820 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11th day of February, 20 26.

Dawn M. Neal as Trustee of the Dawn M Neel Living Trust dated Oct. 17, 2023

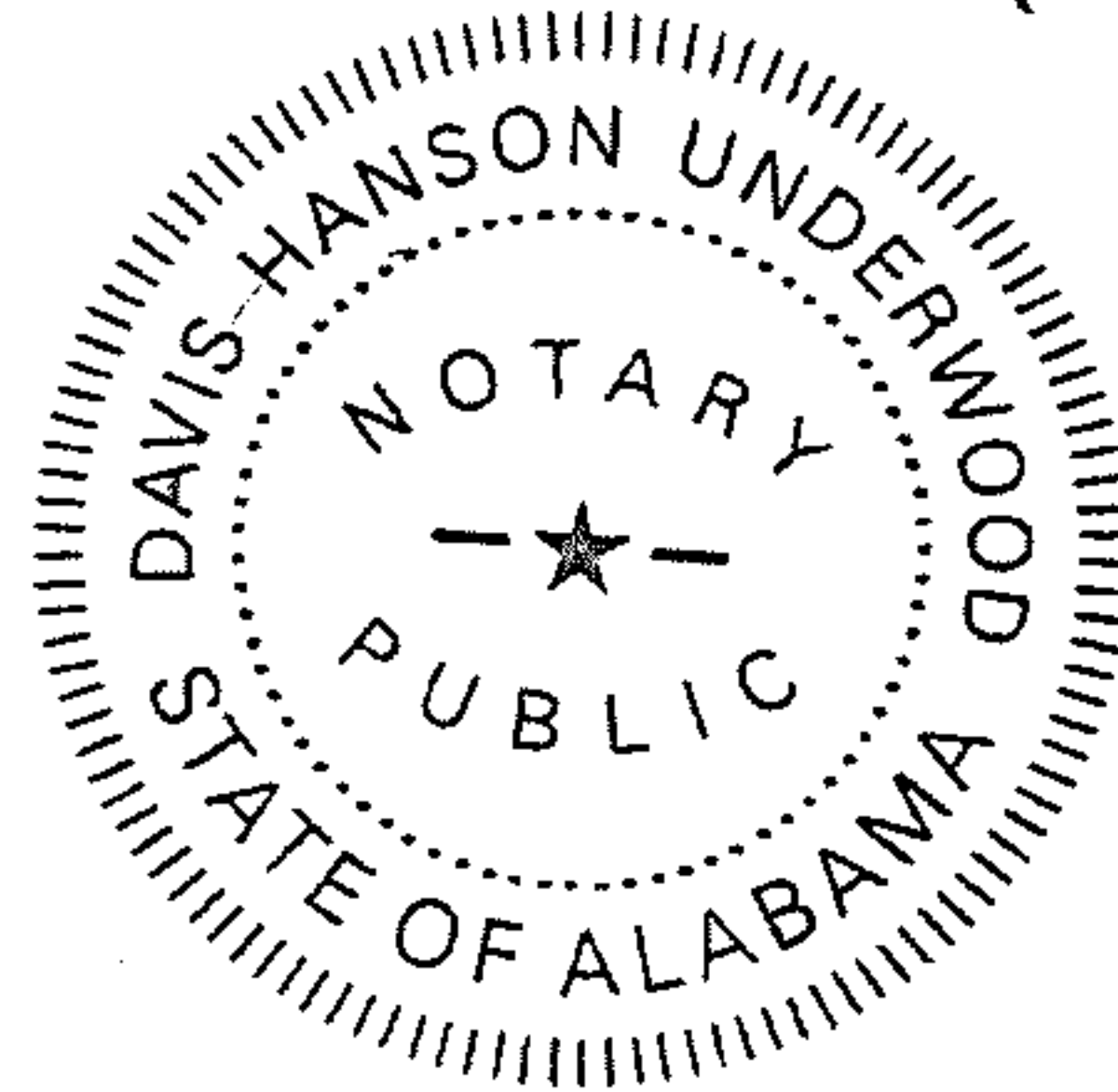
BY: Dawn M. Neal
Dawn M. Neal
Trustee

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Neel whose name as Trustee for the Dawn M Neel Living Trust dated Oct. 17, 2023 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 he/she executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 11th day of February, 20 26.

Notary Public
My commission expires: 07-24-27



Real Estate Sales Validation Form

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

Grantor's Name	Dawn M. Neal as Trustee of the Dawn M Neel Living Trust dated Oct. 17, 2023	Grantee's Name	Thomas F. Mueller and Donna T. Mueller
Mailing Address	1828 Swann Ln Birmingham, AL 35244	Mailing Address	6094 English Village Lane Birmingham, AL 35242
Property Address	6094 English Village Lane Birmingham, AL 35242	Date of Sale	February 11, 2026
		Total Purchase Price	\$579,900.00
		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)

<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

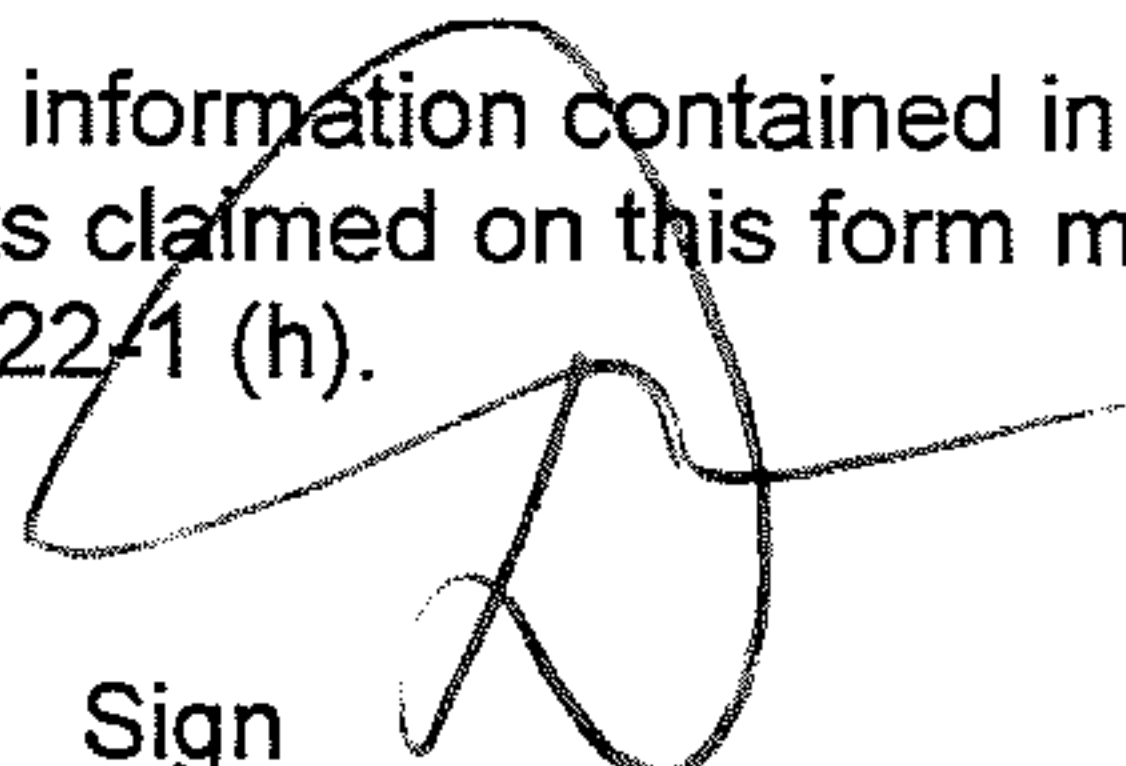
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: February 11, 2026

Sign  _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2026 11:51:47 AM
\$608.00 PAYGE
20260212000041120

Allie S. Boyd