

This instrument was prepared by:
James Brandon Cooper, Esq.
Legacy Legal Services, PC
P.O. Box 320
Helena, AL 35080
(205) 558-5020

Send Tax Notice To:
Allen C. Sale
Barbara S. Sale
1005 Ashfield Circle
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Persons by These Presents: That in consideration of **ONE HUNDRED DOLLARS AND NO CENTS (\$100.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we

ALLEN C. SALE and BARBARA S. SALE, Husband and Wife

(herein referred to as GRANTOR one or more) do grant, bargain, sell and convey unto

Allen Chris Sale and Barbara S. Sale, Trustees, or their successors in interest, of the Allen and Barbara Sale Family Trust dated January 26, 2026, and any amendments thereto.

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

See Legal Description on Attached Exhibits "A" & "B"

SUBJECT TO:

1. Ad Valorem taxes for the current year, any year not paid, and all subsequent years.
2. Mineral and Mining rights excepted
3. Subject to items attached Exhibit "B"

Parcel Number: 09 2 04 0 005 065.000

Property Address: 1005 Ashfield Circle, Birmingham, AL 35242

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever and I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s) this 26 day of January, 2026.

Allen Chris Sale (Seal)
ALLEN C. SALE

Barbara S Sale (Seal)
BARBARA S. SALE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby **ALLEN C. SALE**, a married man and **BARBARA S. SALE**, a married woman whose names are signed to the foregoing conveyance, and who is known to me by identification, acknowledged before me this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of January, 2026.



James B. Cooper
Notary Public: James ~~B~~ Cooper
My Commission Expires:

EXHIBIT "A"

Lot 1103, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community as recorded in Map Book 27, Page 82 A, B, C & D in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as instrument No. 1994-07111 and amended in Inst. No. 1996-17543 and amended in Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential Subdivision, 11th Sector, recorded as Instrument No. 2000-41316 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

EXHIBIT "B"

Easement(s); building line; and, restrictions as shown on recorded map.

Declaration of easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provide, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Inst. No. 9402-3947, in the Office of Judge of Probate of Jefferson County, Alabama.

Declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, Sixteenth Sector, as recorded as Inst. No. 1999-31096.

Subdivision restrictions shown on recorded plat in Map Book 25, Page 49, among which provides for construction of single family residence only.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 81, Page 417.

Subject to the provisions of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to setbacks.

Right-of-way granted to Alabama Power Company recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210, Real Volume 31, Page 355 and Inst. No. 1994-1186.

Right-of-way granted to SHELBY County recorded in Book 196, Page 246.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704.

Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Inst. No. 1993-015705.

Declaration of Easement by Highland Lakes Development, Ltd. and Highland Lakes Residential Association, Inc. recorded as Inst. No. 1995-18135.

Right-of-way to The Water Works and Sewer Board of the City of Birmingham as recorded in Inst. No. 1995-34035.

Restrictions, Covenants and Conditions as set out in instrument recorded in Inst. No. 1999-31095 and Inst. No. 1999-31096.

Release of damages as recorded in Inst. No. 1999-31093.

Declaration of Covenants Conditions and Restrictions for Highland Lakes Eleventh Sector recorded as Inst. No. 2000-41316.

Real Estate Sales Validation Form

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

Grantor's Name Allen C. Sale
Mailing Address Barbara S. Sale
1005 Ashfield Circle
Birmingham, AL 35242

Grantee's Name Allen and Barbara Sale
Mailing Address Family Trust
1005 Ashfield Circle
Birmingham, AL 35242

Property Address 1005 Ashfield Circle
Birmingham, AL 35242

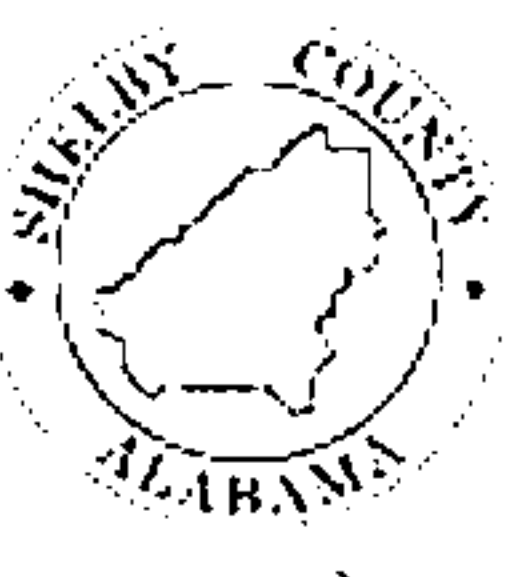
Date of Sale _____
Total Purchase Price \$ _____

OR
Actual Value \$ _____

OR
Assessor's Market Value \$ 444,000⁰⁰

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2026 12:28:00 PM
\$479.00 KELSEY
20260217000044200

Allen C. Sale



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 Citizen Access Portal

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 Barbara S. Sale

Unattested _____

Sign Barbara S. Sale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

