



20260304000062570 1/4 \$386.00
Shelby Cnty Judge of Probate, AL
03/04/2026 12:57:55 PM FILED/CERT

SEND TAX NOTICE TO:
Carroline F. Amari, Trustee
1064 Dunnivant Place
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, **Carroline F. Amari** (herein referred to as Grantor), an unmarried woman, grant, bargain, sell, and convey unto **Carroline F. Amari, Trustee of the Carroline F. Amari Living Trust dated February 23, 2026, and any amendments thereto** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2541, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, 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 #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I to be recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, Easements as shown by public records and ad valorem taxes shown of record.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 23rd day of February, 2026.

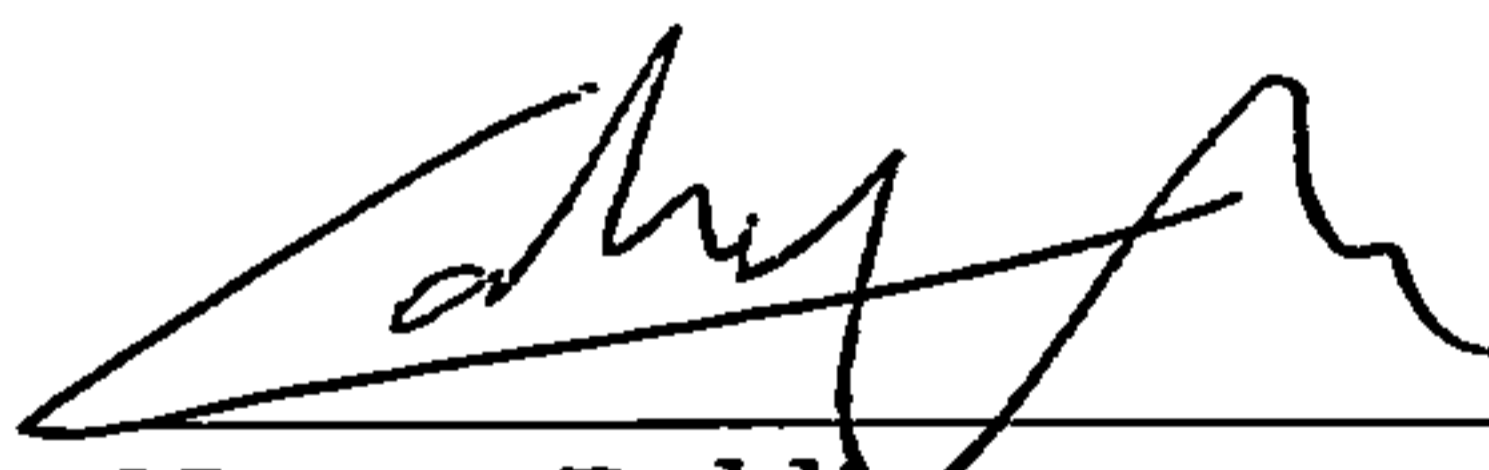

Caroline F. Amari, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

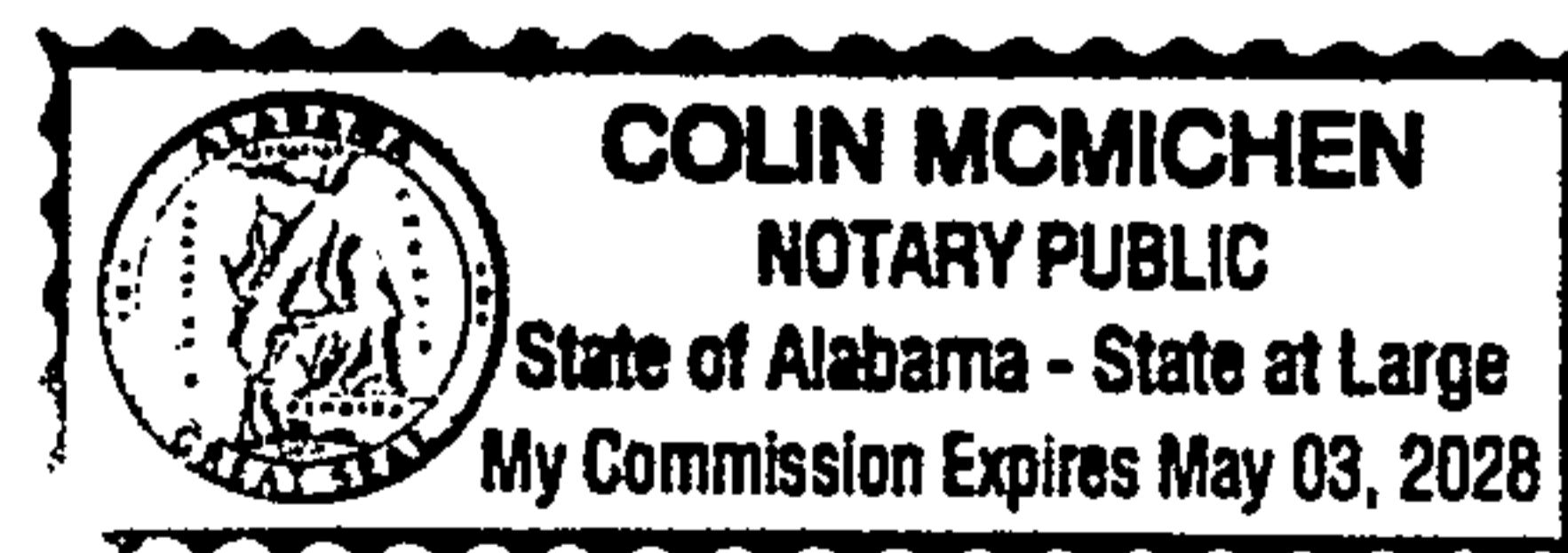
GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Caroline F. Amari, whose name is signed to the foregoing conveyance, 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 the 23rd day of February, 2026.


Notary Public
My Commission Expires: 5/3/2028

THIS INSTRUMENT PREPARED BY:
Colin L. McMichen
Provident Law / Estate Planning LLC
201 Cahaba Valley Parkway
Pelham, AL 35124





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This instrument has been prepared in accordance with the information supplied by the parties hereto. No title examination and/or opinion was requested of Provident Law / Estate Planning LLC by either Grantor(s) or Grantee(s), and no title examination and/or opinion was conducted and/or rendered.

Real Estate Sales Validation Form

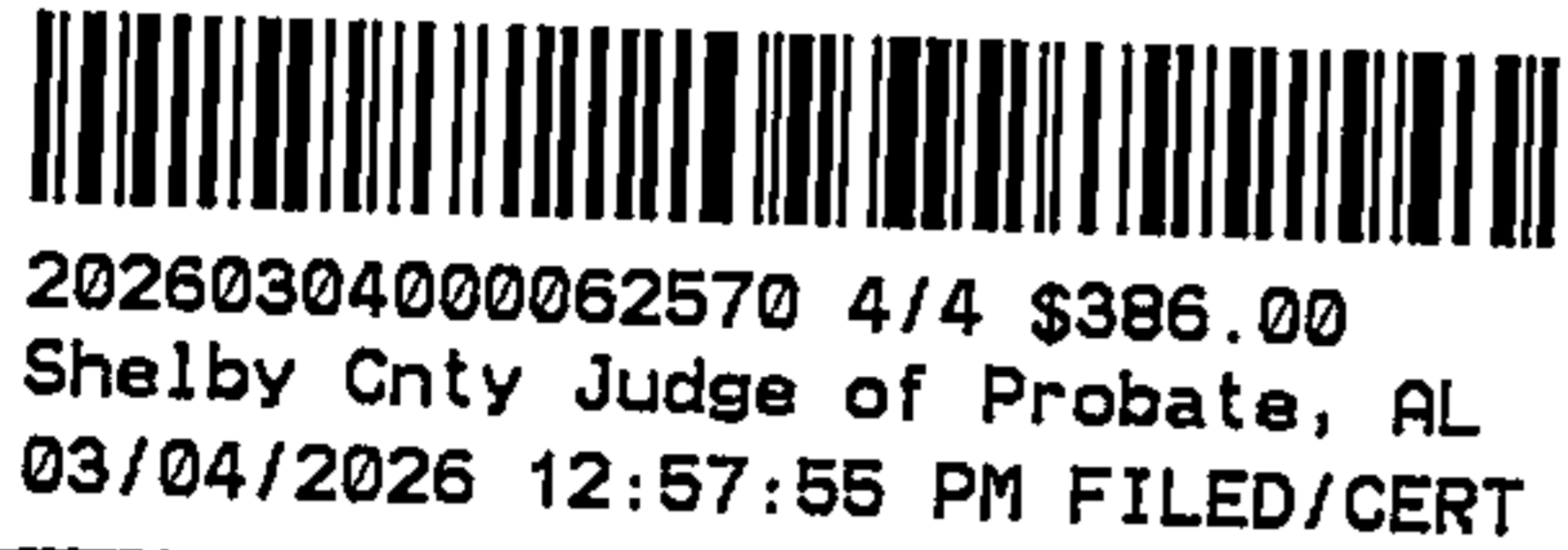
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Caroline F. Amari
Mailing Address 1064 Dunnavant Place
Birmingham, AL 35242

Grantee's Name Caroline F. Amari, Trustee of the Caroline F. Amari
Mailing Address Living Trust dated February 23, 2026
1064 Dunnavant Place
Birmingham, AL 35242

Property Address 1064 Dunnavant Place
Birmingham, AL 35242

Date of Sale 2/23/2026
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 354,800.00



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 Tax Assessor

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 Feb 27, 2026
Print CAROLINE F. AMARI
Unattested
Sign Caroline F. Amari
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form