

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Ninety Thousand and 00/100 (\$290,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **WILLIAM J. YEAMAN, JR. AN UNMARRIED INDIVIDUAL and SUSAN Y. LANGSTON, A MARRIED INDIVIDUAL** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **PAUL M. JACKSON and BETTY JACKSON**, referred to as Grantee(s), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2553, ACCORDING TO THE SURVEY OF HIGHLAND LANDS, 25TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 35, PAGE 3, IN THE PROBATE OFFICE OF 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 IN INST. NO. 1994-07111 AND AMENDED IN INST NO. 1996-17543, AND FURTHER 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 25TH SECTOR, PHASE I, RECORDED IN INST. NO. 20050609000280540, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF SUSAN Y. LANGSTON OR HER SPOUSE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided: that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 12th day of February,

William J. Yeaman Jr
WILLIAM J. YEAMAN, JR.


BY Ka Norris ATTORNEY-IN-FACT
KIMBERLY ANN NORRIS, ATTORNEY-IN-FACT

Syff
SUSAN Y. LANGSTON

BY Ka Norris ATTORNEY-IN-FACT
KIMBERLY ANN NORRIS, ATTORNEY-IN-FACT

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that WILLIAM J. YEAMAN, JR. by KIMBERLY ANN NORRIS, ATTORNEY-IN-FACT, and SUSAN Y. LANGSTON by KIMBERLY ANN NORRIS, ATTORNEY-IN-FACT whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, KIMBERLY ANN NORRIS in his/her capacity as Attorney-in-fact for WILLIAM J. YEAMAN, JR. and SUSAN Y. LANGSTON and with full authority, executed the same voluntarily on the day the same bears date.


20180228000064790 1/3 \$311.00
Shelby Cnty Judge of Probate, AL
02/28/2018 02:51:01 PM FILED/CERT

Shelby County, AL 02/28/2018
State of Alabama
Deed Tax: \$290.00

GIVEN under my hand and seal this 12th day of February, 2018.

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
PAUL M. JACKSON and BETTY JACKSON
1012 DUNNAVANT PLACE
BIRMINGHAM, AL 35242



20180228000064790 2/3 \$311.00
Shelby Cnty Judge of Probate, AL
02/28/2018 02:51:01 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM J. YEAMAN, JR.
Mailing Address: 2443 PALM HARBOR DR
PALM BEACH GARDENS, FL 33410

Grantee's Name PAUL M. JACKSON
Mailing Address: 1012 DUNNAVANT PLACE
BIRMINGHAM, AL 35242

Property Address 1012 DUNNAVANT PLACE
BIRMINGHAM, AL 35242

Date of Sale February 12, 2018
Total Purchaser Price \$290000.00

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 _____

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date FEBRUARY 12, 2018

Unattested
(verified by)

Print William J. Yeaman Jr.

Sign William J. Yeaman Jr.
BY Kimberly Ann Norris
KIMBERLY ANN NORRIS, ATTORNEY-IN-FACT
Grantor/Grantee/Owner/Agent) circle one

20180228000064790 3/3 \$311.00
Shelby Cnty Judge of Probate, AL
02/28/2018 02:51:01 PM FILED/CERT

