

**This Instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
John J. Blackwell and Karen A. Blackwell  
162 Bristol Lane  
Birmingham, AL 35242

**WARRANTY DEED**

20191213000462320  
12/13/2019 01:50:18 PM  
DEEDS 1/3

**STATE OF ALABAMA** )  
  )  
**SHELBY COUNTY**      )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kenneth Zahn and Emily Zahn, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John J. Blackwell and Karen A. Blackwell (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 2405, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Protective Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded in Instrument #20040430000223520, 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.

Subject to a third party mortgage in the amount of \$350,000.00 executed and recorded simultaneously herewith.

**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 5<sup>th</sup> day of December, 2019.

20191213000462320 12/13/2019 01:50:18 PM DEEDS 2/3

KZ  
Kenneth Zahn

EM  
Emily Zahn



STATE OF TN  
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Zahn and Emily Zahn 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 5<sup>th</sup> day of December, 2019.

Ashley Kaelin  
Notary Public

My commission expires: **My Commission Expires**  
**January 4, 2021**

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Zahn and Emily Zahn

Grantee's Name John J. Blackwell and Karen A.

Mailing Address 162 Bristol Lane  
Birmingham, AL 35242

Mailing Address Blackwell  
162 Bristol Lane  
Birmingham, AL 35242

Property Address 162 Bristol Lane  
Birmingham, AL 35242

Date of Sale December 6, 2019

Total Purchase Price \$450,000.00

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

\_\_\_ Appraisal

\_\_\_ Sales Contract

Other: \_\_\_\_\_

X 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 - Kenneth Zahn and Emily Zahn, . .

Grantee's name and mailing address - John J. Blackwell and Karen A. Blackwell, 162 Bristol Lane, Birmingham, AL 35242.

Property address - 162 Bristol Lane, Birmingham, AL 35242

Date of Sale - December 6, 2019.

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 with 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: December 6, 2019

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/13/2019 01:50:18 PM  
\$128.00 CHERRY  
20191213000462320

*Allie S. Bezel*