

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

20210217000077470  
02/17/2021 09:11:33 AM  
QCDEED 1/5

Order Number:  
68275764

**QUIT CLAIM DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
1230 Highland Lakes Trail  
Birmingham, AL 35242-6850

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **RANDOLPH L. LAMBERSON**, an unmarried man, and **ANDREA J. LAMBERSON F/K/A ANDREA J. SAXON**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **RANDOLPH L. LAMBERSON**, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 203, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 150, 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, 2ND SECTOR, RECORDED AS INSTRUMENT #1996 10928 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

Prior Deed Reference: Instrument Number 1998-20534.

Parcel ID Number: 09 2 09 0 003 003.000

Commonly Known As: 1230 Highland Lakes Trail, Birmingham, AL 35242-6850

Fair Market Value: \$741,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Divorce Decree dated August 5, 2020, in Shelby County Court, Case Number AL/DR-2019-900129.00, between RANDOLPH L. LAMBERSON and ANDREA J. LAMBERSON.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 3<sup>rd</sup> day of October, 20 20.

GRANTOR (1 of 2):

Randolph L. Lamberson  
RANDOLPH L. LAMBERSON

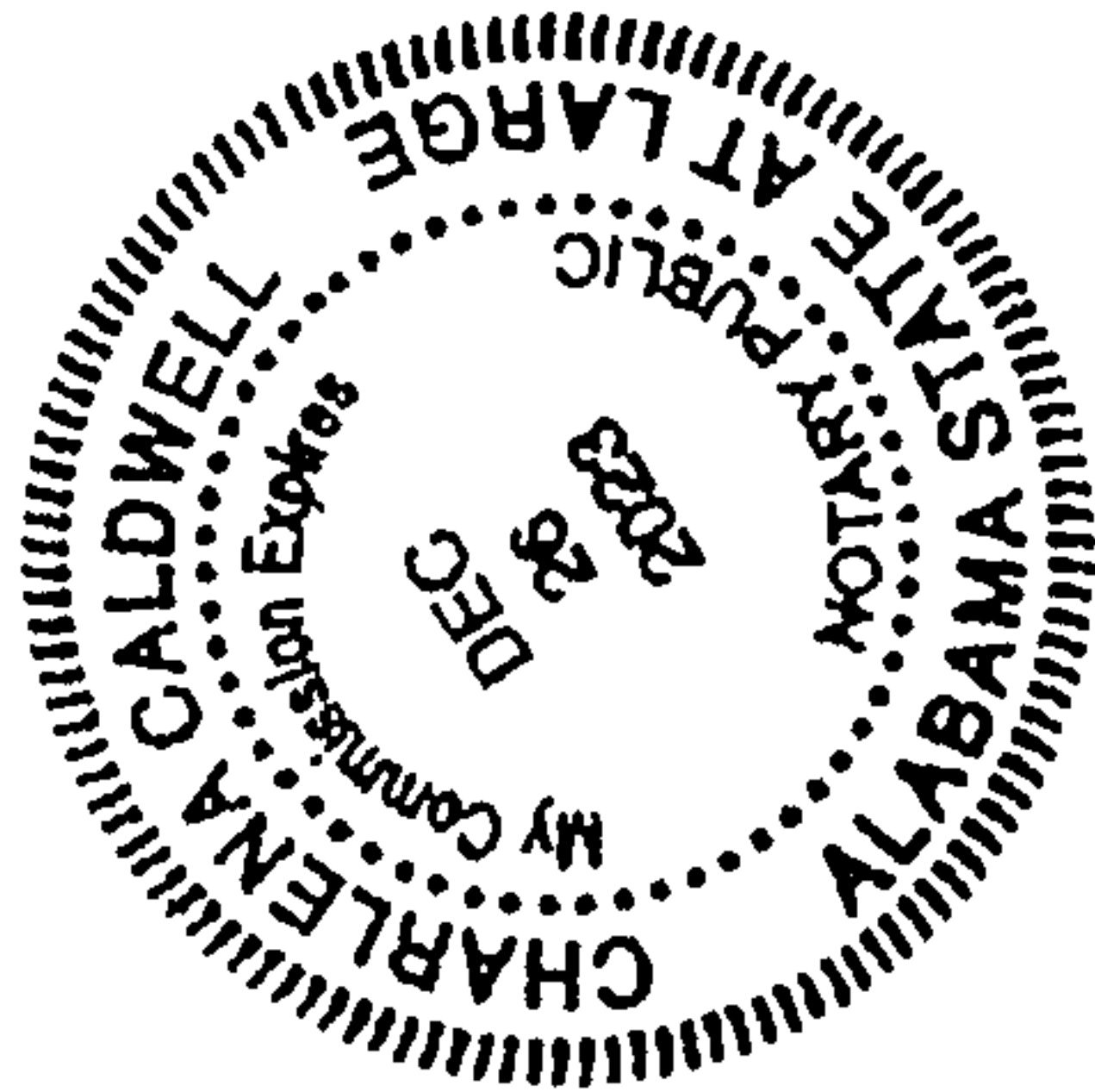
STATE OF Alabama  
COUNTY OF Shelby

I, Charlena Caldwell, a Notary Public for the State of Alabama do hereby certify that **RANDOLPH L. LAMBERSON**, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3<sup>rd</sup> day of October, 20 20.

(NOTARY SEAL)

Charlena Caldwell  
Notary Public  
My commission expires: \_\_\_\_\_



**Charlena Caldwell**  
**My Commission Expires**  
**12/26/2023**

*Attached to and becoming a part of Deed between RANDOLPH L. LAMBERSON, an unmarried man, and ANDREA J. LAMBERSON F/K/A ANDREA J. SAXON, an unmarried woman, as Grantor(s), and RANDOLPH L. LAMBERSON, an unmarried man, as Grantee(s).*

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 3<sup>rd</sup> day of October, 20 20.

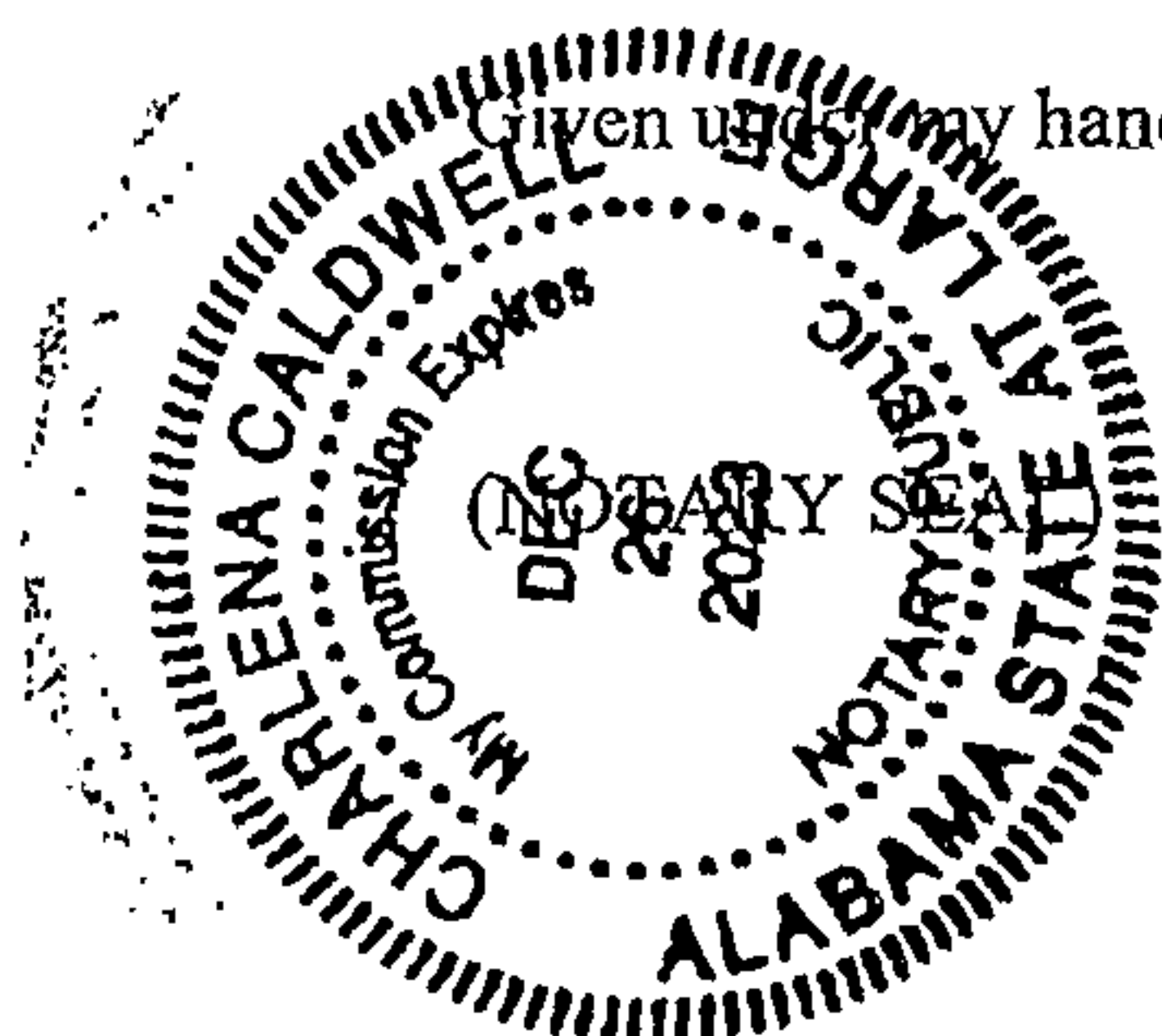
GRANTOR (2 of 2):

ANDREA J. LAMBERSON  
F/K/A ANDREA J. SAXON

STATE OF Alabama  
COUNTY OF Shelby

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that ANDREA J. LAMBERSON F/K/A ANDREA J. SAXON, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3<sup>rd</sup> day of October, 20 20.



Charlena Caldwell

Notary Public

My commission expires: \_\_\_\_\_

This instrument was prepared by:  
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)  
735 Broad Street, Suite 306  
Chattanooga, TN 37402

**Charlena Caldwell**  
**My Commission Expires**  
**12/26/2023**

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09 2 09 0 003 003.000

Land situated in the County of Shelby in the State of AL

LOT 203, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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SOURCE OF TITLE: INSTRUMENT NUMBER 1998-20534.

Commonly known as: 1230 Highland Lakes Trl, Birmingham, AL 35242-6850

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .



