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Return to: Amrock 662 Woodward Avenue Detroit, MI 48226

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.

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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 3th day of 0 of 0 of 20.

RANDOLPHL. LAMBERSON

GRANTOR (1 of 2):

STATE OF HADAMUS COUNTY OF Shelb!

I, <u>(A) (M) (a) (well)</u>, a Notary Public for the State of <u>(A) (well)</u> 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 3ⁿ day of 1

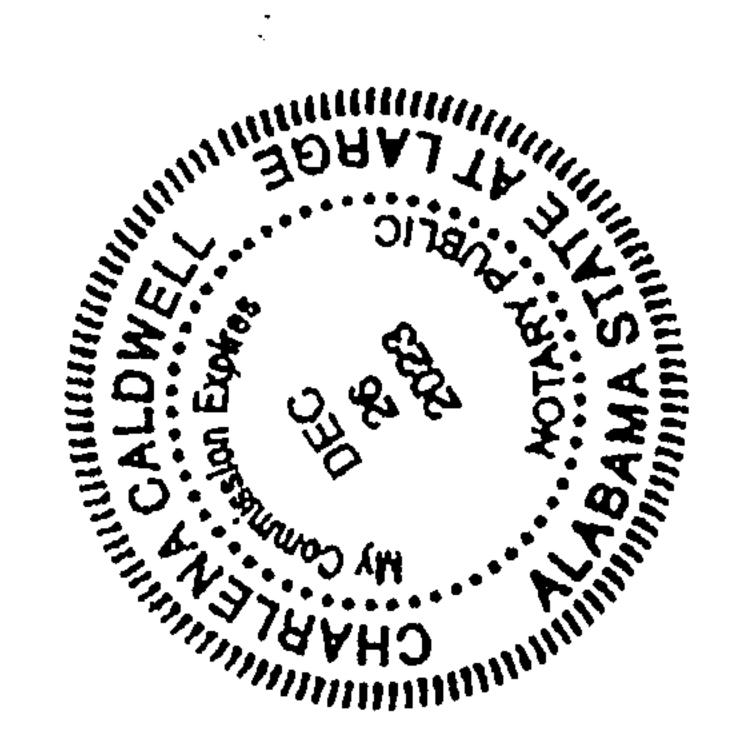
)010 Dev , 20 4

(NOTARY SEAL)

Notary Public

My commission expires:

Charlena Caldwell
My Commission Expires
12/26/2023



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12/26/2023

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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, we sets its signature and seal, this the day	ho is authorized to execute this conveyance hereto of, 20
	GRANTOR (2 of 2):
	ANDREA J. LAMBERSON F/K/A ANDREA J. SAXON
STATE OF Halama, COUNTY OF Shelby I, Charlena Culducl, a No	otary Public for the State of Hobana, do N F/K/A ANDREA J. SAXON, whose name is
signed to the foregoing conveyance, and who is	N F/K/A ANDREA J. SAXON, whose name is known to me, acknowledged before me on this conveyance, executed the same voluntarily on the
WE	0 ctober, 20 20.
(MORANY SEAL)	Notary Public My commission expires:
ALABARITATION AL	Charlena Caldwell
This instrument was prepared by:	My Commission Expires

Bill W. Pemerton, Esq. (AL Bar ID: PEM002)

735 Broad Street, Suite 306

Chattanooga, TN 37402

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.

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Real Estate Sales Validation Form

inis	Document must be filed in accor	raance v	vith Code of Alabama 19	975, Section 40-22-1	
Grantor's Name	RANDOLPH L. LAMBERSON and	_	Grantee's Name	RANDOLPH L. LAMBERSON	
Mailing Address	ANDREA J. LAMBERSON F/K/A ANDREA J. SAXON	-	Mailing Address		
	1230 Highland Lakes Trail	_		1230 Highland Lakes Trail	
	Birmingham, AL 35242-6850	_		Birmingham, AL 35242-6850	
Property Address	1230 Highland Lakes Trail		Date of Sale	10/3/2020	
	Birmingham, AL 35242-6850	<u>.</u>	Total Purchase Price		
Filed and Record	le <u>d</u>	-	or		
Yi	ecords Shelby County Alabama, County		ctual Value	\$	
Clerk Shelby County, A 02/17/2021 09:11:			or		
S776.00 CHARIT 202102170000774	().	Ass	essor's Market Value		
<u>-</u>		entary e			
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
		Instruc	tions		
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).					
l 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 10/3/202	<u>.</u> O	Print_	RANDOLPH 1	Lamberson	
Unattested		Sign	Daulah L	e/Owner/Agent) circle one	
	(verified by)		(Grantor/Grante	e/Owner/Agent) circle one	

Form RT-1