

SEND TAX NOTICE TO:

Lynda Howell Smith  
1659 Baldwin Lane  
Birmingham AL 35242

20150616000200590  
06/16/2015 08:31:18 AM  
DEEDS 1/2

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Sixteen Thousand and no Dollars (\$516,000.00)** which can be verified by the Sales Contract to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I Gregory M. Larkin, an unmarried man whose address is 188 CAWNET DR Bham, AL 35242 and Stacy Larkin, an unmarried woman whose address is 90 Hawthorn St. B. Ham 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lynda Howell Smith whose address is 1659 Baldwin Lane Birmingham AL 35242 (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple the following described real estate, situated in Shelby County, Alabama, property 1509 Baldwin Lane, Birmingham, AL 35242 to wit:

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Lot 2824-A, according to the Resurvey of Highland Lakes 28th Sector, an Eddleman Community, as recorded in Map Book 37, page 127, 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 as 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 Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument #20041109000615190, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Note: \$0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

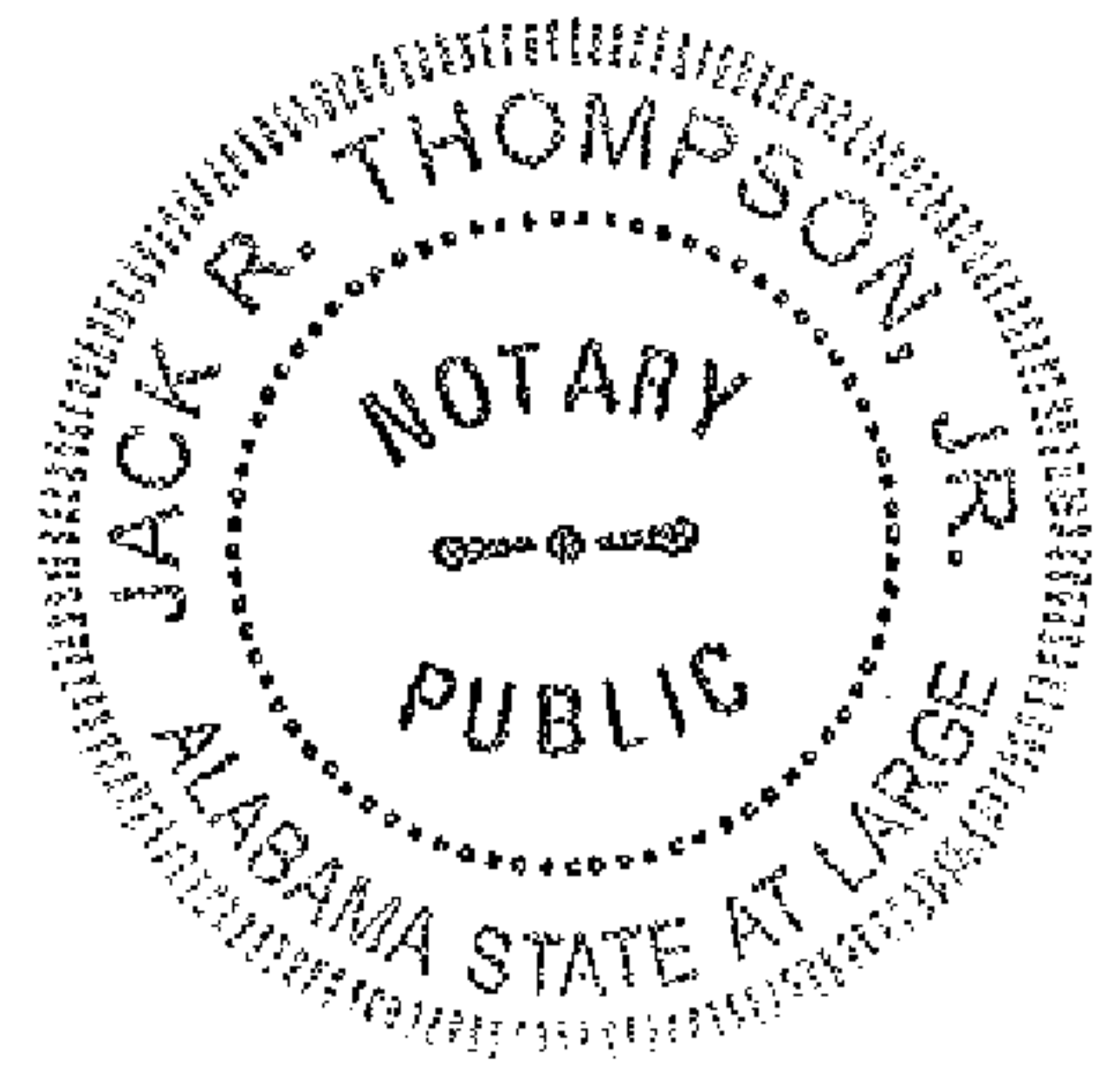
To Have and To Hold to the said grantee, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of the premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrator shall warranty and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of JUNE, 2015

(SEAL)

Gregory M. Larkin



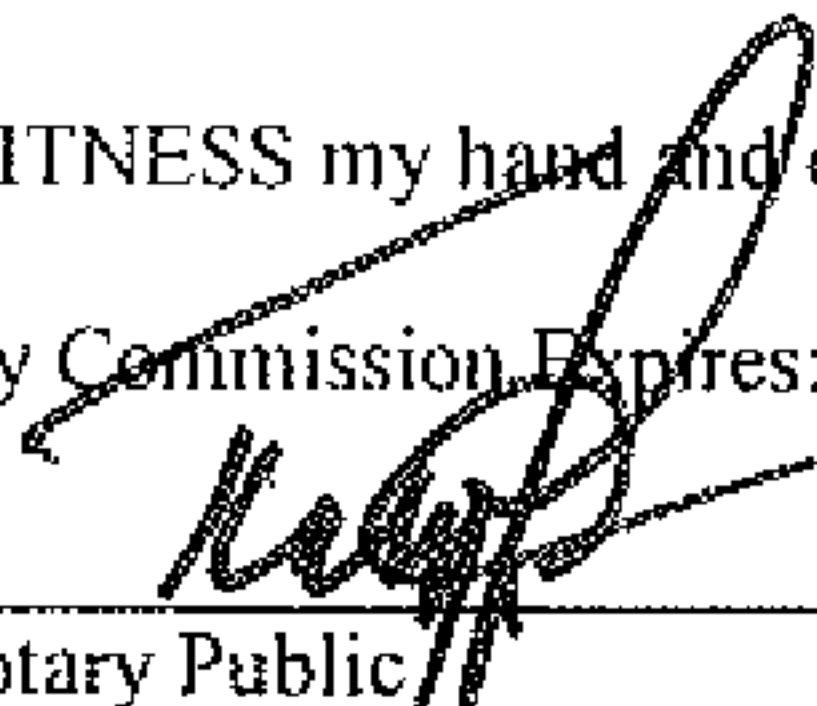
State of Alabama

Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gregory M. Larkin is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

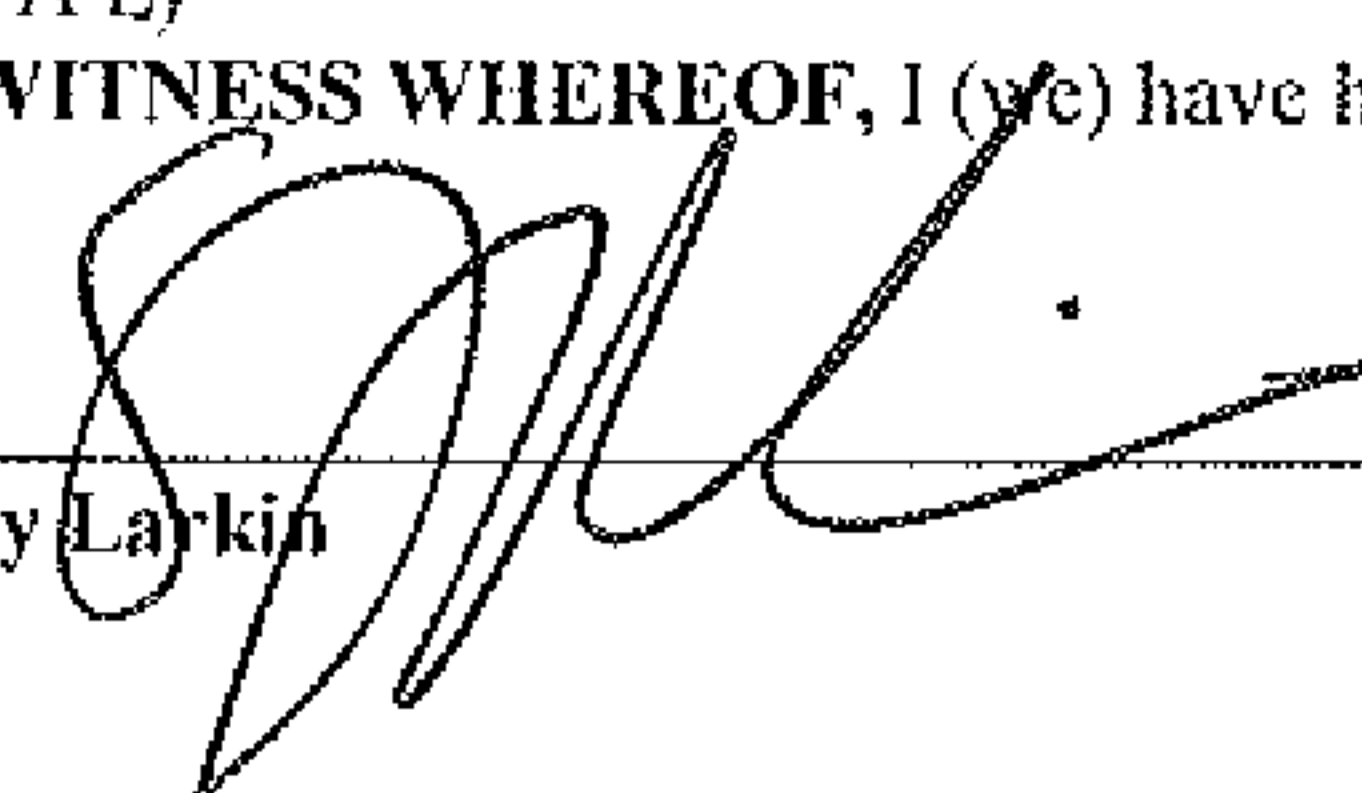
WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of June, 2015.

My Commission Expires: 10/31/2016

  
\_\_\_\_\_  
Notary Public

(SEAL)

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of JUNE, 2015

  
\_\_\_\_\_  
Stacy Larkin

State of Alabama

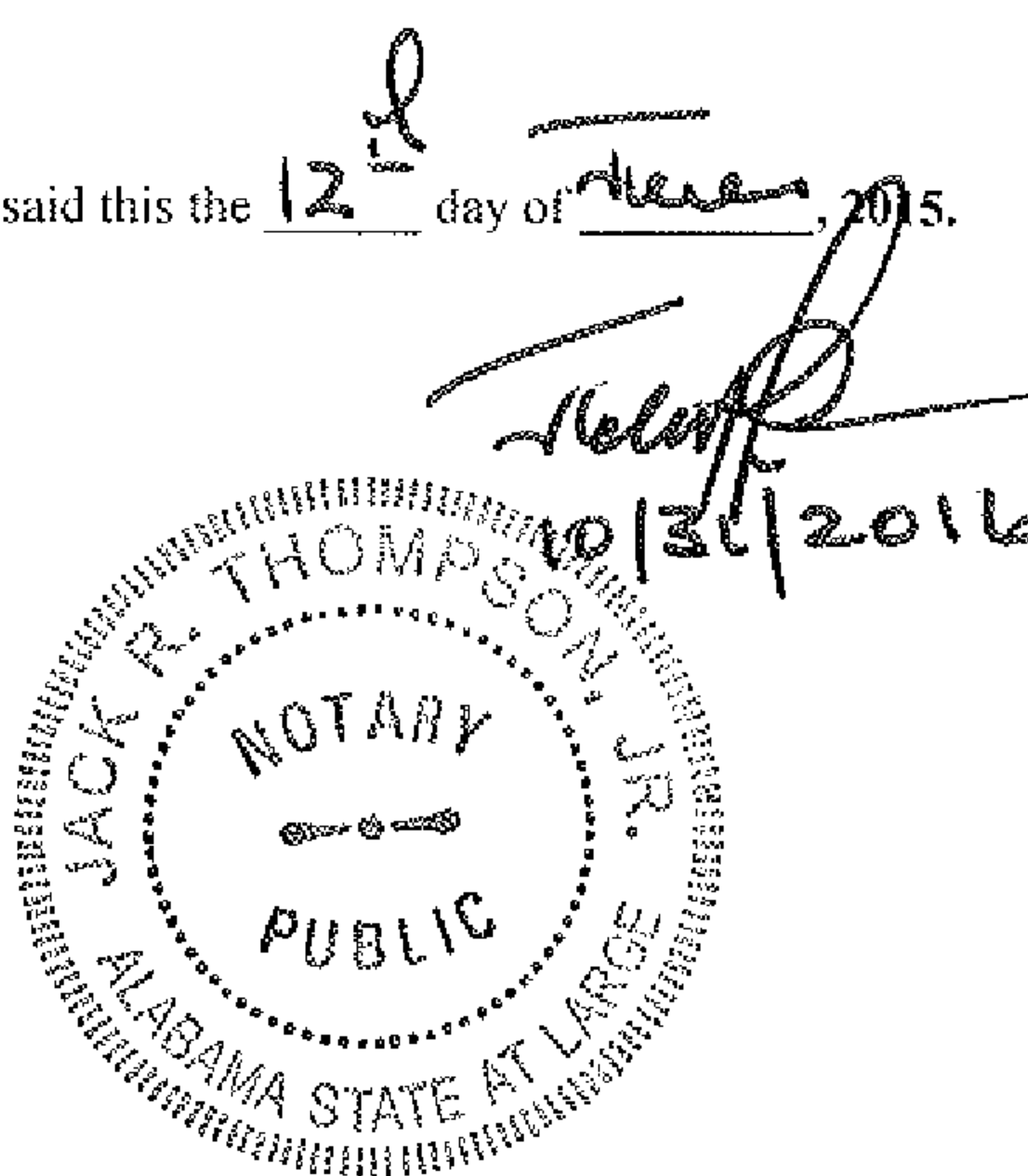
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Stacy Larkin is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of June, 2015.

This Instrument Was Prepared By:

Jack R. Thompson, Jr., Esq.  
The Law Offices of Jack R. Thompson, Jr. LLC  
3500 Colonnade Pkwy, Suite 350  
Birmingham, AL 35243  
205-443-9027



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/16/2015 08:31:18 AM  
\$533.00 CHERRY  
20150616000200590

