

Send tax notice to: Scott J. Lafont, 282 Highland Park Dr., Birmingham Al. 35242

16-2453

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred fifty-eight thousand and no/100 (\$458,000.00) Dollars** the amount of which can be verified by the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Keith S. Ellard and his wife Joanna W. Ellard, whose mailing address is:

3934 River Pointe Ln, Birmingham, AL 35216 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott J. Lafont and Britta E. Lafont

whose mailing address is: 282 Highland Park Dr., Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 282 Highland Park Dr., Birmingham, Al. 35242 to-wit:

See attached Exhibit A for legal description

Subject to: All easements, restrictions and rights of way of record.

\$466,015.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said 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 administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 16-2453

Lot 1727-A, according to the Re-Subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, in the Office of the Judge of Probate of Shelby County Alabama.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17643 AND FURTHER AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND RESTRICTIONS FOR HIGHLAND LAKES, A SUBDIVISION, 17TH SECTOR, RECORDED AS INSTRUMENT #2000-41317 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION".)

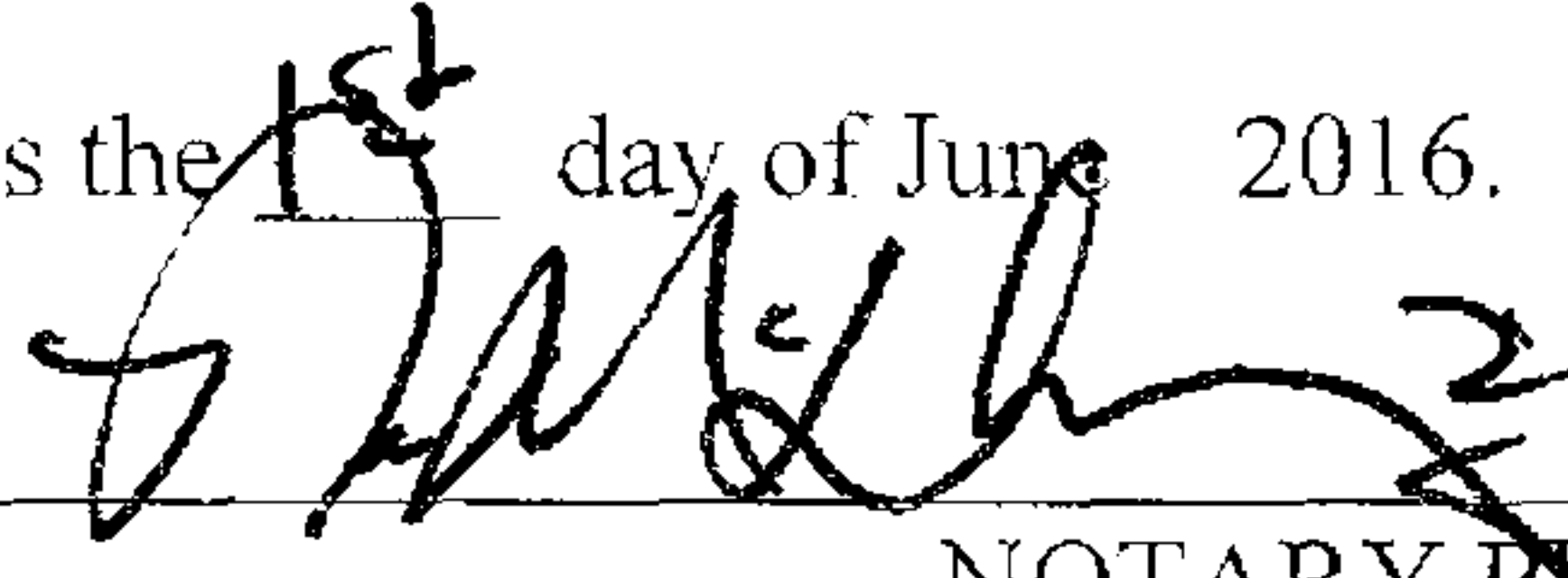
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 1<sup>st</sup> day of June, 2016.

 (SEAL)  
KEITH S. ELLARD  
 (SEAL)  
JOANNA W. ELLARD

State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith S. Ellard and his wife Joanna W. Ellard 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of June 2016.

My commission expires: 11/5/17  NOTARY PUBLIC



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/09/2016 10:04:15 AM  
\$478.00 CHERRY  
20160609000198800

