

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:

Norton
172 Southledge
Birmingham, AL 35242

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS:

20171002000357430

SHELBY COUNTY)

)

10/02/2017 11:46:26 AM

DEEDS 1/2

That, in consideration of \$545,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Roderick O'Connor and Kymberli A. O'Connor a married couple (the "Grantor", whether one or more), whose mailing address is 5340 NW 120th Ave Coral Springs FL 33076 do hereby grant, bargain, sell, and convey unto Eugene Raymond Norton and Diane Darmond Norton (the "Grantees"), whose mailing address is 172 Southledge Birmingham, AL 35242, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 172 Southledge, Birmingham, AL 35242; to-wit:

Lot 1829, according to the Survey of Highland Lakes, 18th Sector, Phase II, an Eddleman Community, as recorded in Map Book 30, Page 105, 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 Inst. #1994-07111 and amended in Inst. #1996-17543 and further amended in Ins. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II, recorded as Instrument No. 20021125000589270 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

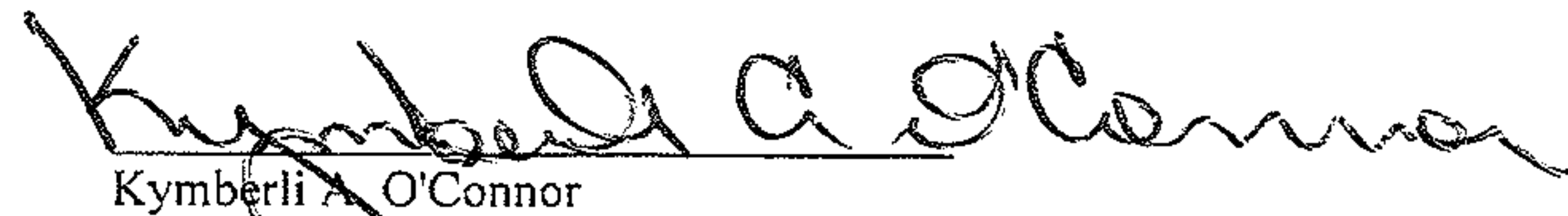
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

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

IN WITNESS WHEREOF, Roderick O'Connor and Kymberli A. O'Connor a married couple has/have hereunto set his/her/their hand(s) and seal(s) this _____ day of September, 2017.


Roderick O'Connor

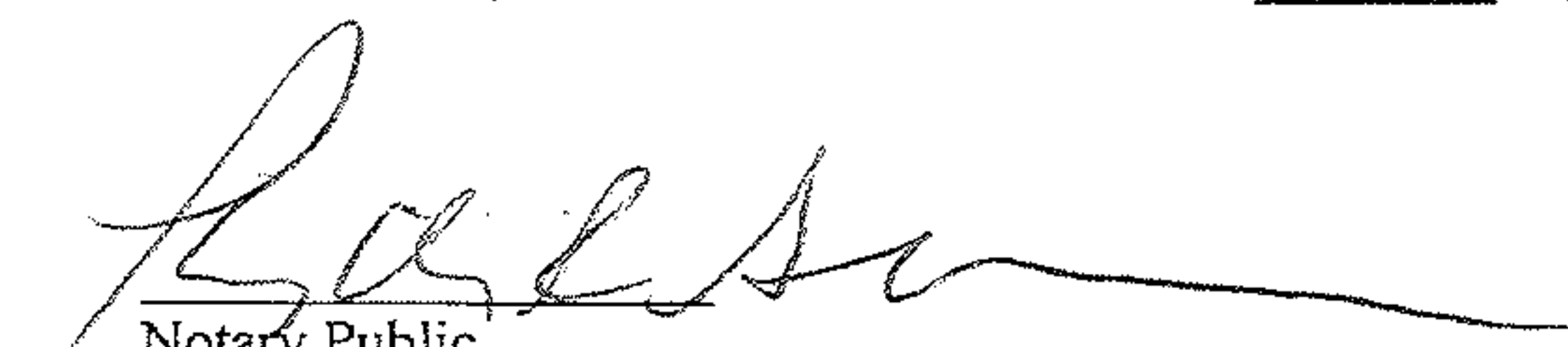

Kymberli A. O'Connor

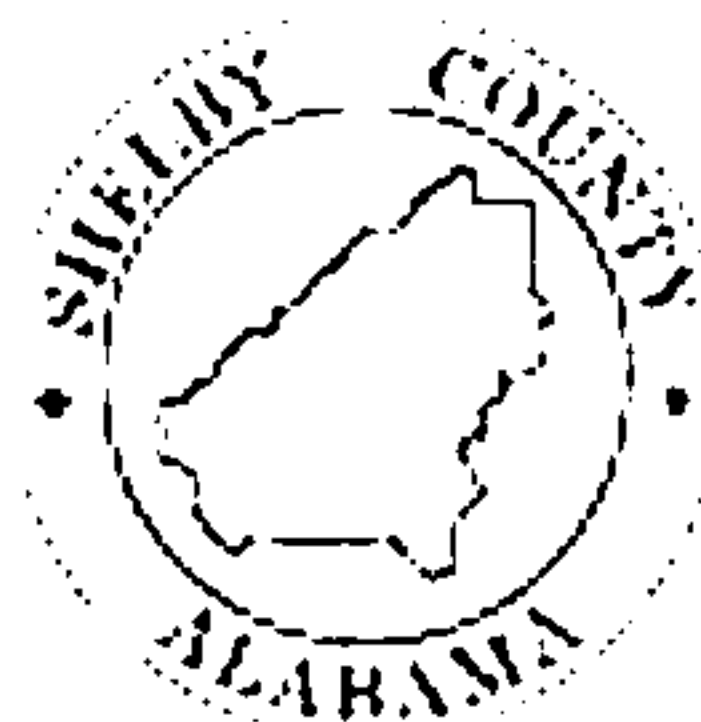
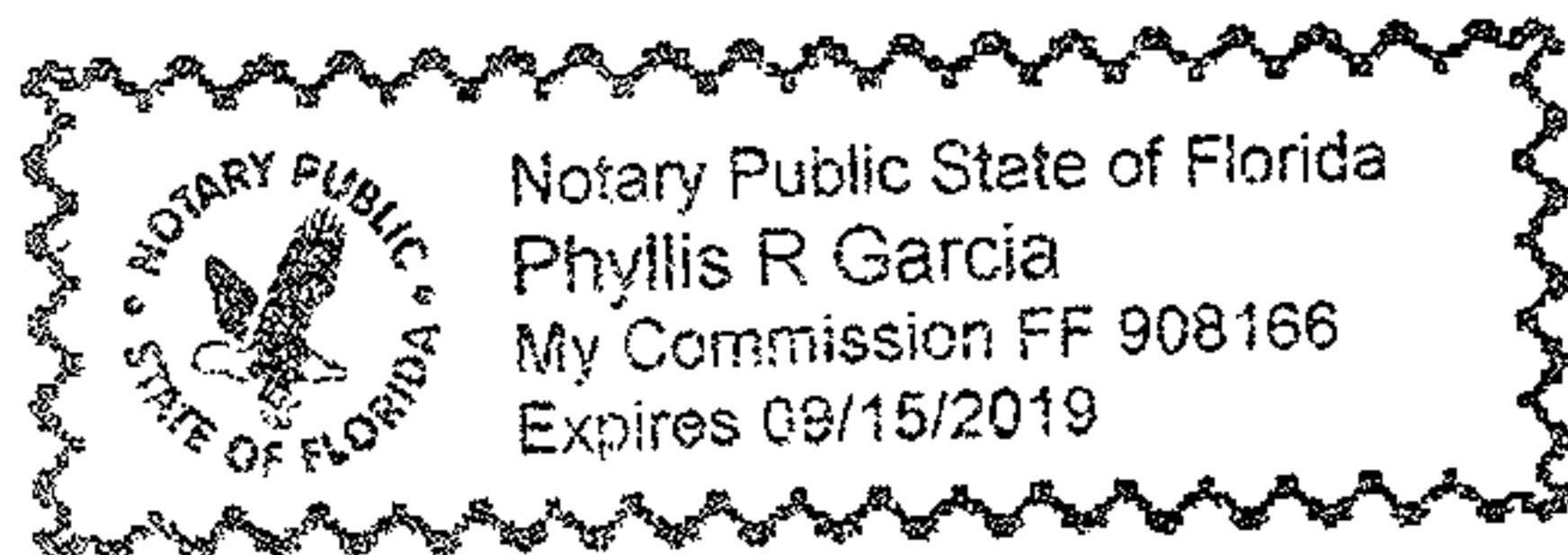
20171002000357430 10/02/2017 11:46:26 AM DEEDS 2/2

State of Florida
Broward County

I, Phyllis R Garcia, a notary for said County and in said State, hereby certify that Roderick O'Connor and Kymberli A. O'Connor, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 26th day of September, 2017.


Notary Public
Commission Expires: 09/15/2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 11:46:26 AM
\$563.00 CHERRY
20171002000357430

