

20180118000017990  
01/18/2018 03:09:07 PM  
DEEDS 1/4

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Joni Blakney and John Blakney  
272 Highland Park Drive  
Birmingham, Alabama 35242

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FOUR HUNDRED NINETY THOUSAND AND NO/100 (\$490,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **LEAMAN EARL GRIFFIN, JR. and DENISE ANNE GRIFFIN, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JONI BLAKNEY and JOHN BLAKNEY**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 1730-A, according to the Re-Subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17<sup>th</sup> Sector, Phase I, recorded as Instrument No. 2000-41317 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. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Inst. No. 1999-31095
8. Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, as recorded in Instrument No. 2000-41317, in the Probate Office of Shelby County, Alabama.
9. Articles of Incorporation of Highland Lakes Residential Association, Ins. as recorded in Inst. No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
10. Subdivision restrictions as shown on recorded plat in Map Book 26, Page 10 A & B and in Map Book 27, Page 90.
11. Subject to provisions of Section 2.3 and 2.6 of Declaration, the property shall be subject following minimum setbacks: Front 35 feet, 8 feet on side as recorded in Inst. No. 2000-15023.
12. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. as recorded in Inst. No. 1993-15704.
13. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lake Development Ltd. provided for easements, use by and others and maintenance for Lake Property described within Inst. No. 1993-15705.
14. Cable agreement as recorded in Inst. No. 1997-19422.
15. Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
16. Release of damages as recorded in Inst. No. 1999-40620 in the probate Office of Shelby County, Alabama.
17. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. #2000-42524.
18. Easements as shown by recorded plat including 10 feet on the Easterly side of lot.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of January 17, 2018.

**GRANTORS:**

  
Leaman Earl Griffin, Jr.

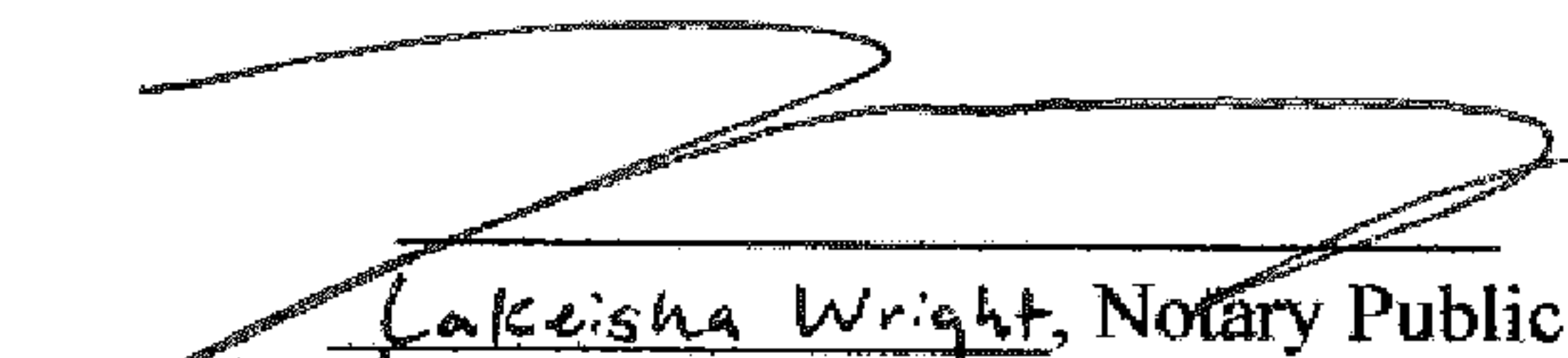
  
Denise Anne Griffin

STATE OF Florida  
COUNTY OF Polk

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Leaman Earl Griffin, Jr. and Denise Anne Griffin, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Leaman Earl Griffin, Jr. and Denise Anne Griffin each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of January 17, 2018.

My Commission Expires:

  
Lakisha Wright, Notary Public  
01/01/2019



Lakisha Wright  
State of Florida  
MY COMMISSION # FF 186901  
Expires: January 1, 2019

[Affix Seal Here]



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Leaman Earl Griffin, Jr.  
 Mailing Address Denise Anne Griffin  
272 Highland Park Drive  
Birmingham, AL 35242

Grantee's Name Joni Blakney  
 Mailing Address John Blakney  
272 Highland Park Drive  
Birmingham, AL 35242

Property Address 272 Highland Park Drive  
Birmingham, AL 35242  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 1/18/18  
 Total Purchase Price \$ 490,000.00

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

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).

I 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 1/18/18

Print C. Ryan Sparks

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/18/2018 03:09:07 PM  
 \$122.00 CHERRY  
 20180118000017990

*[Signature]*