

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

Send Tax Notice To:
Ericka V. Ripple
1057 Dunnavant Place
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$275,900.00, 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, Jeromie R. Lovingood and Ashley K. Lovingood, a married couple (the "Grantor", whether one or more), whose mailing address is , do hereby grant, bargain, sell, and convey unto Ericka V. Ripple (the "Grantee", whether one or more), whose mailing address is 1057 Dunnavant Place, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 1057 Dunnavant Place, Birmingham, AL 35242; to-wit:

Lot 2585, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, 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 and amended in Instrument #1996-17543, and further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded in Instrument #20050609000280540, 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 Grantee, its heirs, and assigns forever.

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: \$266,272.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jeremie R. Lovingood and Ashley K. Lovingood, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 11th day of May, 2018.

Jeremie R. Lovingood
Jeremie R. Lovingood
Ashley K. Lovingood
Ashley K. Lovingood

State of Alabama

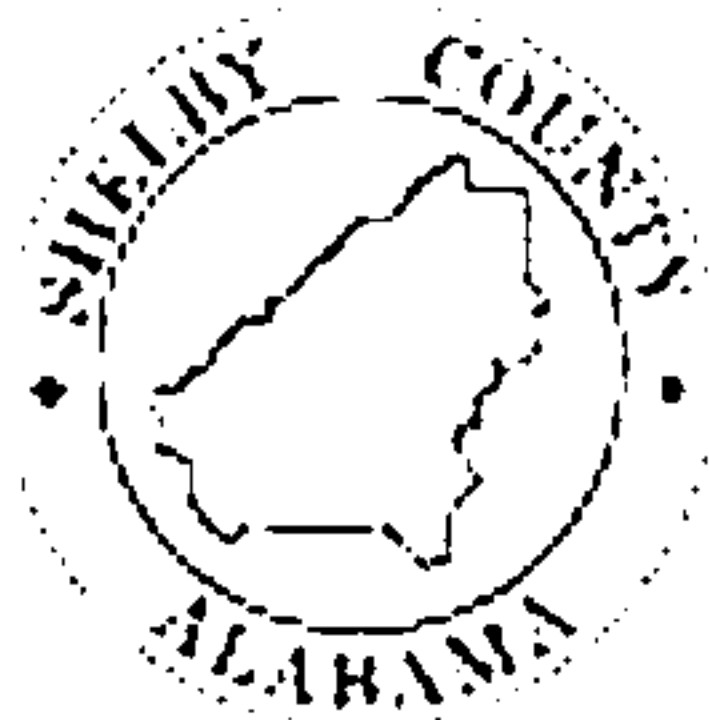
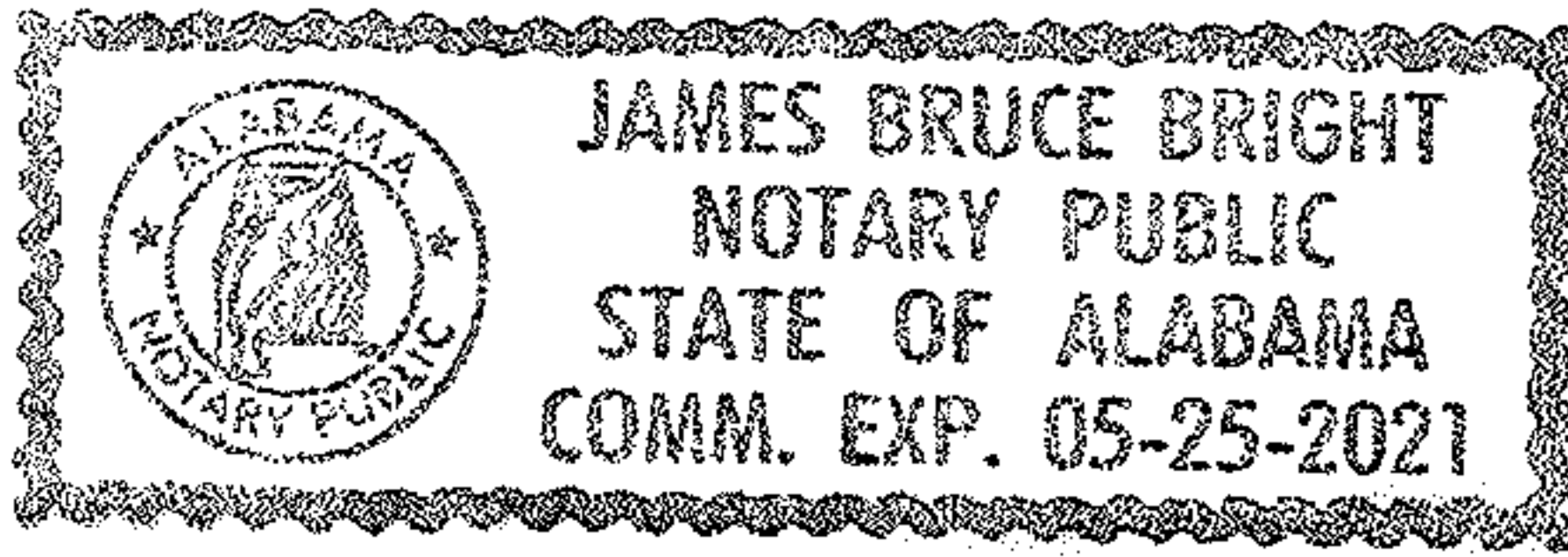
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Jeremie R. Lovingood and Ashley K. Lovingood, a married couple, 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 hand and seal, this the 11th of May, 2018.

James Bruce Bright
Notary Public

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/15/2018 09:56:20 AM
\$28.00 JESSICA
20180515000166830

James W. Fuhrmeister