

20181206000426260  
12/06/2018 09:20:25 AM  
DEEDS 1/1

Prepared by:  
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3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
David L Wheeler  
Holily Dayrit  
2028 Knollwood Pl.  
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of **Three Hundred Eighty Three Thousand Dollars and No Cents (\$383,000.00)** the amount of which can be verified in 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

**Stevan D. Boyd and Tricia L. Boyd, husband and wife, whose mailing address is:**  
**2028 Knollwood Pl., Birmingham, AL 35242**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**David L Wheeler and Holily Dayrit, whose mailing address is:**  
2120 Gisbourne Drive, Flower Mound, TX 75028

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2028 Knollwood Pl., Birmingham, AL 35242 to-wit:

Lot 1406, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, 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 No. 1994-07111 and amended in Instrument No. 1996-17543 and further 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, 14th Sector, recorded as Instrument No. 20021101000539740, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

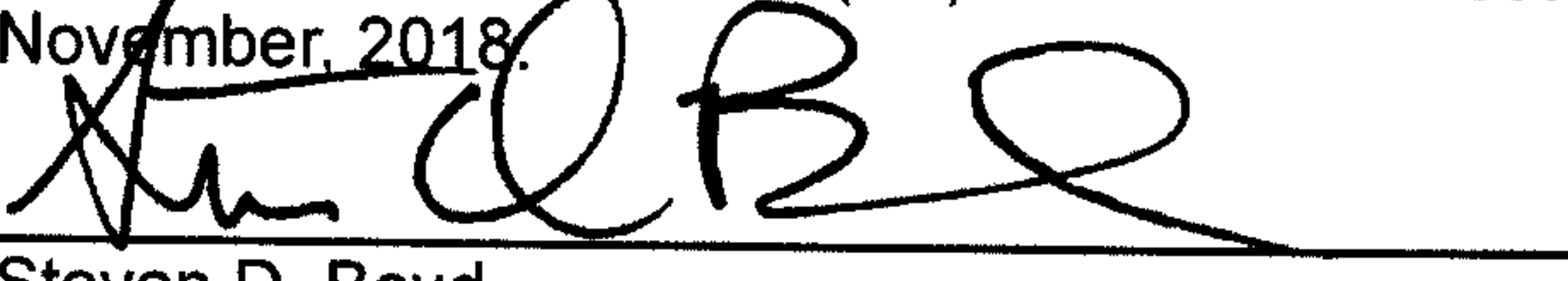
Subject to: All easements, restrictions and rights of way of record.

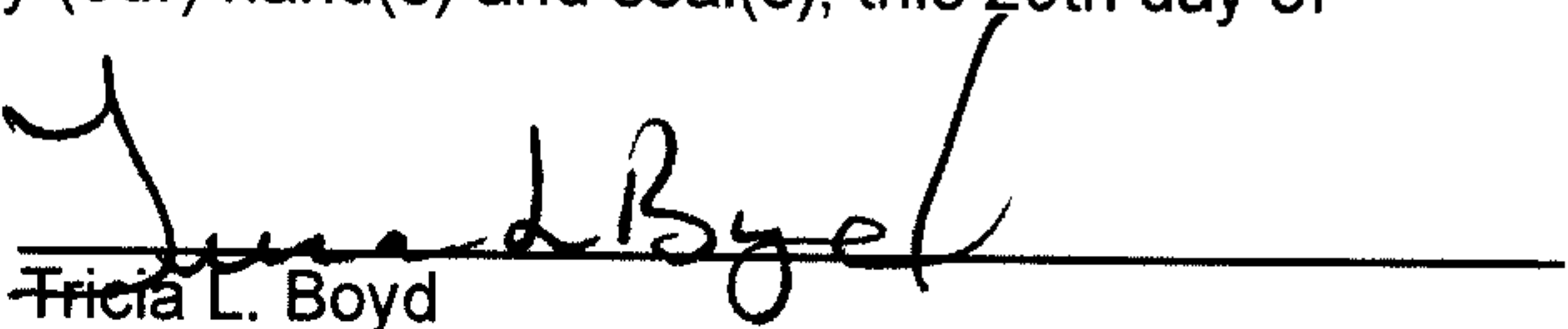
\$287,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants and defend the same to the said 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 29th day of November, 2018

  
Stevan D. Boyd

  
Tricia L. Boyd


State of Alabama  
County of Shelby



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2018 09:20:25 AM  
\$111.00 CHERRY  
20181206000426260

*Stevan D. Boyd*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stevan D. Boyd and Tricia L. Boyd, 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 executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 29th day of November, 2018.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: May 17, 2022

