This instrument was prepared by: Send Tax Notice To: (Name) Halbrooks & Allen, LLC (Name) Cameron B. Brown (Address) #1 Independence Plaza - Suite 704 1016 Drayton Way (Address) Birmingham, AL 35209 Birmingham, AL 35242 (also the property address) STATUTORY WARRANTY DEED STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS: COUNTY OF JEFFERSON) That for and in consideration of Four Hundred Ten Thousand and No/100 --------- (\$410,000.00 ) Dollars (as evidenced by closing statement) and other good and valuable consideration to the undersigned National Residential Nominee Services, Inc., a Delaware corporation (Grantor), whose address is 7161 Bishop Road, Suite 150, Plano, TX 75024 in hand paid by (Grantee), Cameron B. Brown and Tesa Y. Brown (whose address is the property address) the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in **LATER County**, Alabama, to wit: Shelby See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes. Subject to: current taxes, easements and restrictions of record. 423,530.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. See attached Exhibit "S" which is incorporated herein for all purposes. TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns forever. IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 18th day of January, 2019. National Residential Nominee Services, Inc. <u>By:</u> STATE OF Corporate Acknowledgment COUNTY OF the undersigned, a Notary Public in and for said County, in said State, hereby certify whose name as UCC National Residential Nominee Services, Inc. for/of , a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date. Given under my hand and official seal this 1860 day of TONIOLL My Commission Expires: 111122 Notary Public

HEATHER GENE PERKINS

Notary ID #129672344

My Commission Expires

January 11, 2022

## Exhibit "A"

## Attached Legal Description

Lot 22-100, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A-C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive 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; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

## EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship. Unless the 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 shall take as tenants in common.

Cameron B. Brown

Tesa Y. Brown



02/01/2019 10:45:04 A \$22.00 CHARITY 20190201000033220

