

19-0264

Send tax notice to: Jason Michael Alexander and Stacey Warren Alexander, 100 Dunstan Drive, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

South Oak Title, LLC

2870 Old Rocky Ridge Road, Suite 160

Birmingham, AL 35243

20190402000104740

04/02/2019 11:27:01 AM

DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Twenty Nine Thousand and No/100 (\$529,000.00) Dollars, 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

Justin Petrusson and Mallorie Petrusson, husband and wife, whose mailing address is:

3710 Old Overton Road, Birmingham, AL 35223

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

Jason Alexander and Stacey Alexander, whose mailing address is:

100 Dunstan Drive, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 100 Dunstan Drive, Birmingham, AL 35242** to-wit

Lot 31-20, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 31-19, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama. Said part of Lot 31-19 being particularly described as follows: Begin at the common corner of Lots 31-19 and 31-20 which is located on the Cul-de-sac, at the South end of Dunstan Drive; thence run S20°58'06"E along the common line of said Lot for 41.84 feet; thence run N04°19'54" for 45.29 feet to a point on said Cul-de-sac; thence turn left and run Southwesterly along said Cul-de-sac line, having a radius of 55.00 feet, for 13.09 feet to the Point of Beginning. Together with nonexclusive 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 Inst No 1944-07111 and amended in Inst No 1996-17543 and Inst 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, 31st Sector, Phase I, recorded in Inst No 20051215000649670, 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.


\$484,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 29 day of March 2019.



Justin Petrusson


Mallorie Petrusson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin Petrusson and Mallorie Petrusson**, a married couple whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of March 2019.


NOTARY PUBLIC
My Commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2019 11:27:01 AM
\$63.00 CHARITY
20190402000104740

