

Send tax notice to:
Rock and Brittany Sandretto
326 Highland Park Dr
Birmingham, AL 35242
BHM1901225

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20191003000364710
10/03/2019 03:54:24 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eight Thousand and 00/100 Dollars (\$408,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **John G. Lane, Jr. and Nicole B. Lane, a married couple, whose mailing address is: PO Box 1589, Lexington, SC 29071** (hereinafter referred to as "Grantors"), by **Rock Sandretto and Brittany Sandretto** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 712, according to the Survey of Highland Lakes, 7th Sector, as recorded in Map Book 20, Pages 58 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument No. 1995-28389 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

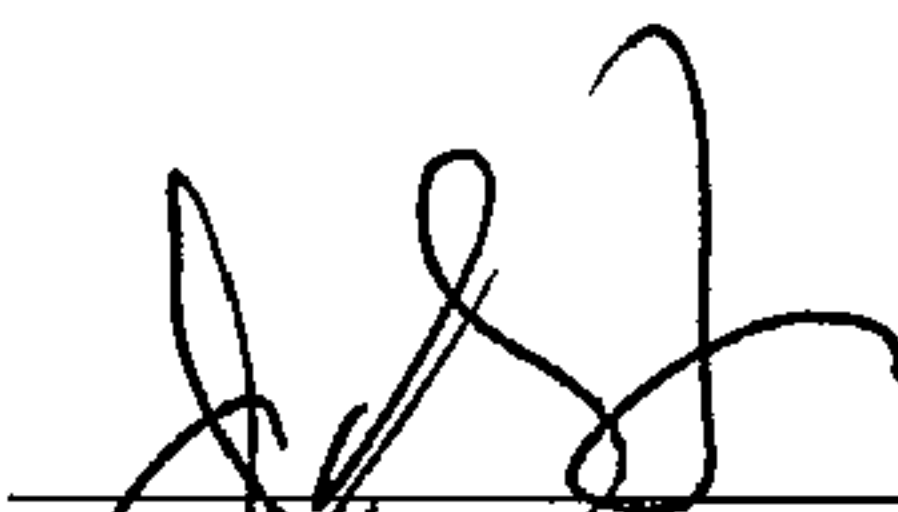
\$346,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell

and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors, Nicole B. Lane, by John G. Lane Jr, individually and as attorney-in-fact, has hereunto set his/her signature and seal on this the 30 day of September, 2019.


John G. Lane, Jr

*Nicole B. Lane by John G. Lane, Jr,
her Attorney in Fact*
Nicole B. Lane by John G. Lane, Jr
her: Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G Lane Jr, whose name as attorney in fact for Nicole B. Lane, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, individually and for Nicole B. Lane on the day the same bears date.

Given under my hand and official seal this the 30 day of September, 2019.



Print Name:


Notary Public
Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2019 03:54:24 PM
\$86.50 CHARITY
20191003000364710

Allen S. Bayl