

This Instrument was prepared by:
Josh J. Mitchell, Esq.
BOULOUKOS, OGLESBY & MITCHELL, LLC
2017 2nd Avenue North, 1st Floor
Birmingham, AL 35203-3703

SEND TAX NOTICE TO:
Barbara Jean Wright
5005 Kelham Grove Circle
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

Source of Title: ID 20180619000216360
Value: \$292,200.00

Know all men by these presents, that in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Barbara J. Wright, a widow (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Barbara J. Wright, a widowed woman, and Robert Justin Wright, a married man (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 27, as recorded in The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A & B, 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 Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Kelham Gove Neighborhood, recorded as Instrument No. 2013061300024820, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO: Any and all easements, rights-of-way, defects, liens, adverse claims, set backs, and other encumbrances of record, if any, and in particular, the following:

1. Ad valorem taxes for the year 2020 and subsequent years, if any, a lien but not yet due and payable.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.




WARRANTY DEED – JOINT WITH RIGHT OF SURVIVORSHIP

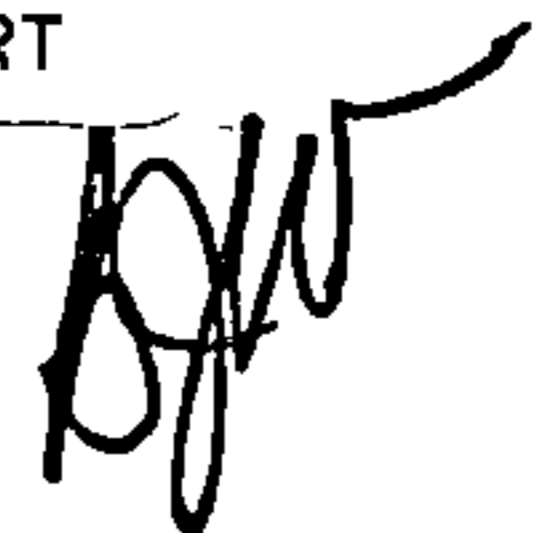
From Barbara J. Wright

To Barbara J. Wright and Robert Justin Wright

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3. Title to all oil, gas, and minerals within and underlying the premises, together all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Such state of facts as shown on the Survey of The Village at Highland Lakes, Kelham Gove Neighborhood, as recorded in Map Book 43, Page 87A&B, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20040604000659280, 20130613000242820 and 20070223000084910, in the Probate Office of Shelby County, Alabama.
6. Subject to Notice of Final Assessment of Real Property as set out in Instrument No. 20051213000644260, in the Probate Office of Shelby County, Alabama.
7. Release of damages as recorded in Instrument No. 20051229000667950, in the Probate Office of Shelby County, Alabama.
8. Right of way to Alabama Power Company as recorded in Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270, in the Probate Office of Shelby County, Alabama.
9. Articles of Incorporation of Highland Village Residential Association as recorded in Instrument No. 2006-120380, in the Probate Office of Shelby County, Alabama.
10. Public utility easements as shown by recorded plat, including any storm or sewer easements as shown on recorded plats.
11. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569 and Deed Book 134, Page 411, in the Probate Office of Shelby County, Alabama.
12. Right of way to Shelby County as recorded in Deed Book 196, Pages 237, 248 and 254, in the Probate Office of Shelby County, Alabama.
13. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264, in the Probate Office of Shelby County, Alabama.


20200211000056490 2/5 \$180.50
Shelby Cnty Judge of Probate, AL
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WARRANTY DEED – JOINT WITH RIGHT OF SURVIVORSHIP

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14. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama.

15. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 20041202000659280, Instrument No. 20060224000089280, Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740; Instrument No. 2013061300024820, in the Probate Office of Shelby County, Alabama.

16. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20060828000422180, Instrument No. 20060828000422190 and Instrument No. 20061212000601650, in the Probate Office of Shelby County, Alabama.

Title to the property hereinabove described is not warranted by the preparer hereof as no title search has been conducted or policy of title insurance obtained and no opinion has been given. This document has been prepared solely on information furnished by Grantee. No survey was provided. No tax advice was given.

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 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 herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of February, 20 20.

WITNESS:

Barbara J. Wright
Barbara J. Wright, a widow woman

20200211000056490 3/5 \$180.50
Shelby Cnty Judge of Probate, AL
02/11/2020 12:20:37 PM FILED/CERT

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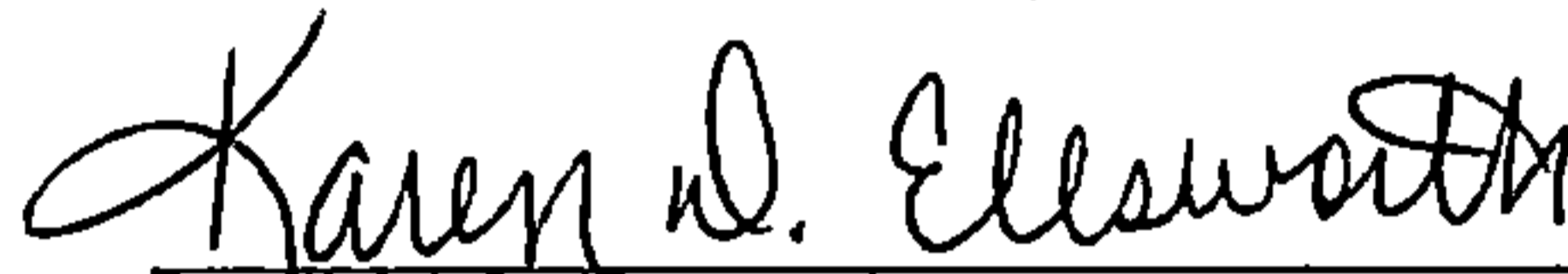
To Barbara J. Wright and Robert Justin Wright

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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara J. Wright, a widow woman, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.


Given under my hand and seal this 11th day of February, 2020.



Notary Public

Karen D. Ellsworth
NOTARY PUBLIC
Alabama State At Large
My Commission Expires 4/05/2020




20200211000056490 4/5 \$180.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

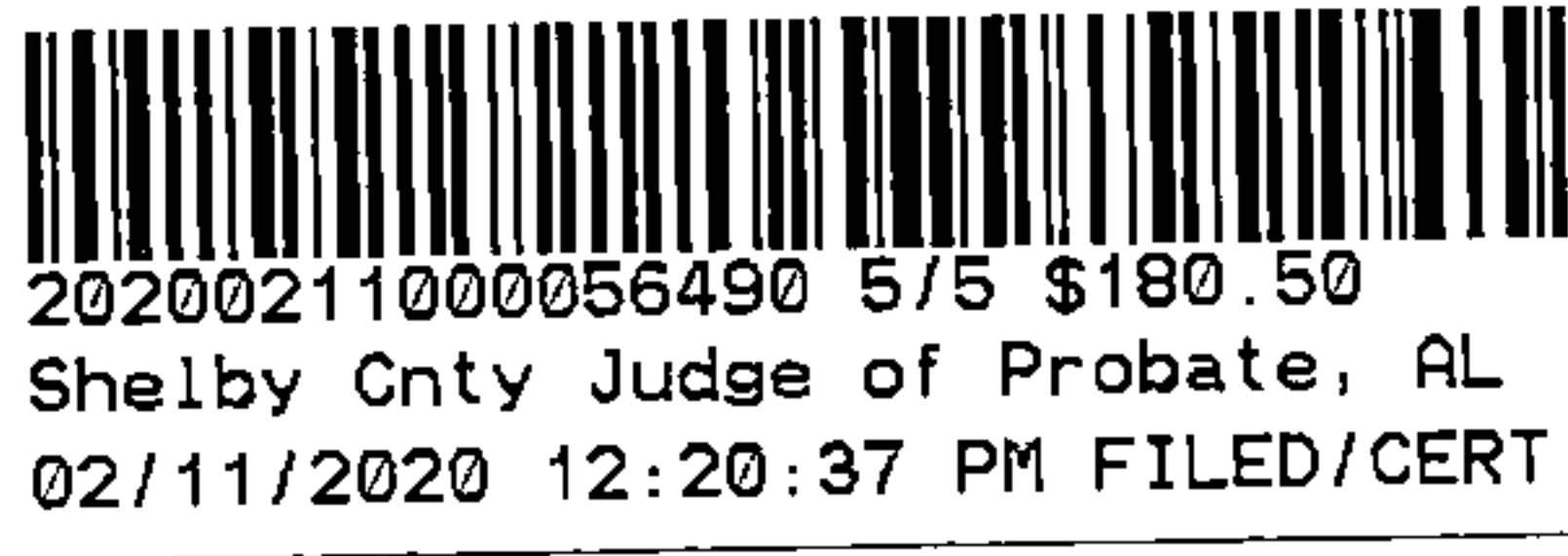
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara J. Wright
Mailing Address 5005 Kelham Grove Circle
Birmingham, AL 35242

Grantee's Name Barbara J. Wright & Robert Justin Wright
Mailing Address 5005 Kelham Grove Circle
Birmingham, AL 35242

Property Address 5005 Kelham Grove Circle
Birmingham, AL 35242

Date of Sale February 11, 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 292,200.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Ad Valorem Tax Assessment

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Shelby County, AL 02/11/2020
State of Alabama
Deed Tax: \$146.50

Date 2/11/2020

Print Barbara J. Wright

Unattested Karen D. Ellsworth (verified by) NOTARY PUBLIC Alabama State At Large My Commission Expires 4/05/2020 Barbara J. Wright (Grantor/Grantee/Owner/Agent) circle one