

20200908000398140
09/08/2020 10:58:23 AM

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:
Jon Michael Orr
Lisa Ann Orr
1092 Regency Way
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 **Five Hundred Five Thousand Dollars and No Cents (\$505,000.00)** 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

Dean Hoffman and Kendall Hoffman, husband and wife, whose mailing address is:

1092 Regency Way, Birmingham, AL 35242

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

Jon Michael Orr and Lisa Ann Orr, whose mailing address is:

2025 Blue Herron Circle, Birmingham, AL 35242

(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: 1092 Regency Way, Birmingham, AL 35242 to-wit:

Lot 2920, according to the Survey of Highland Lakes 29th Sector An Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C and D, 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 in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in 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, 27th Sector, recorded as Inst. No. 2003101000683520, in the Probate Office of Shelby County, Alabama (which with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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

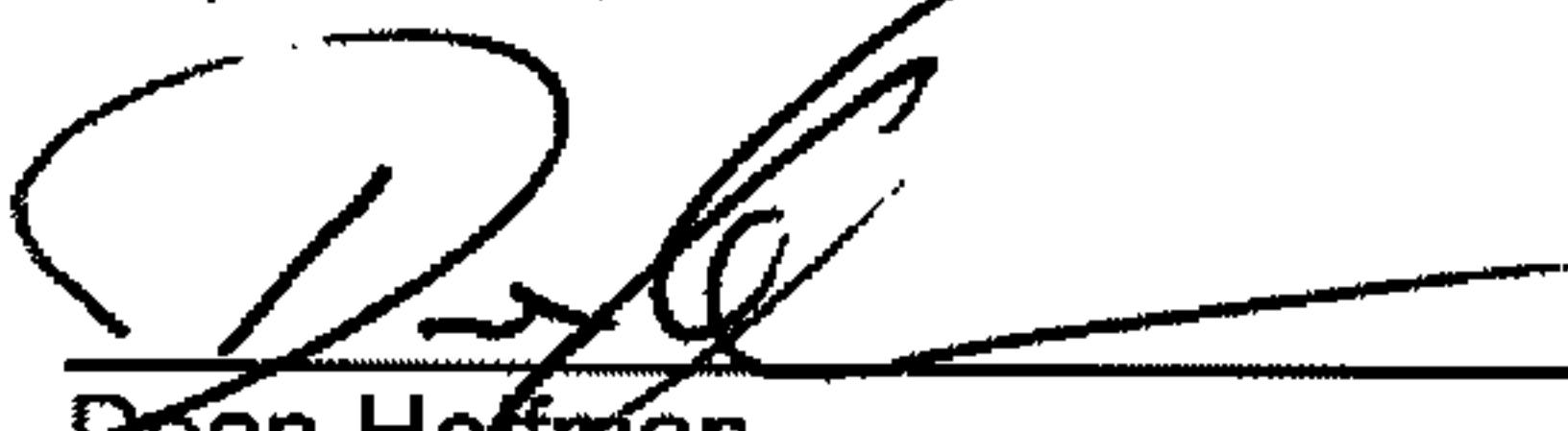
\$404,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD 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 2nd day of September, 2020.



Dean Hoffman

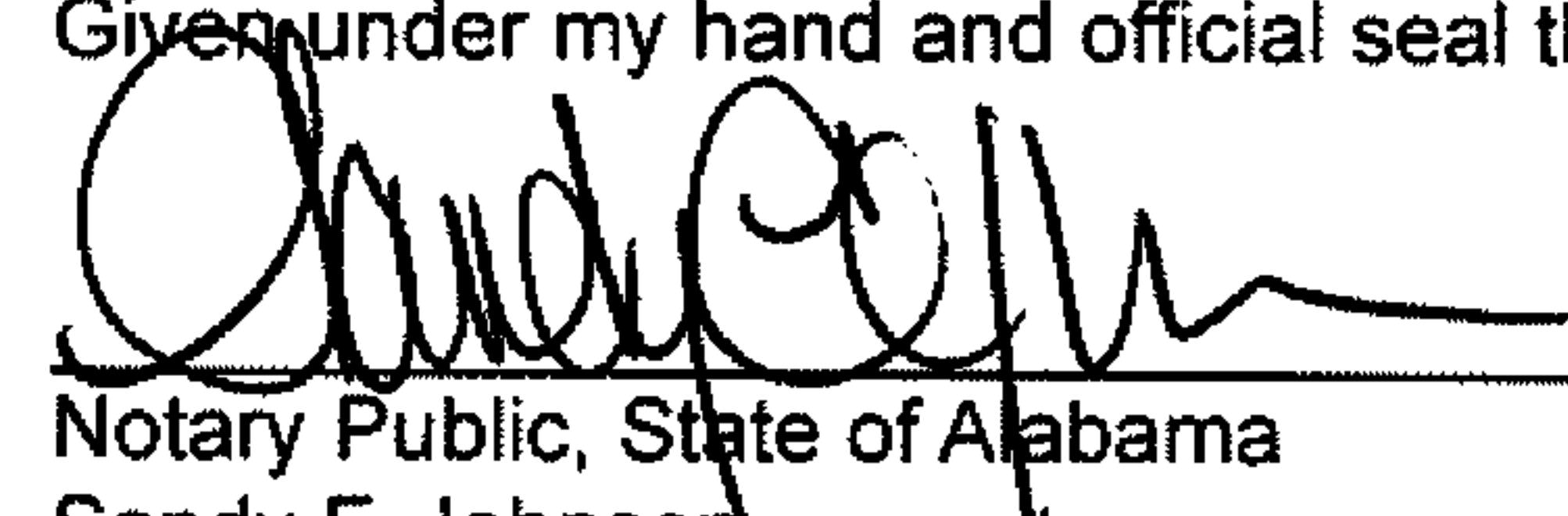


Kendall Hoffman

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dean Hoffman and Kendall Hoffman, 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 2nd day of September, 2020.

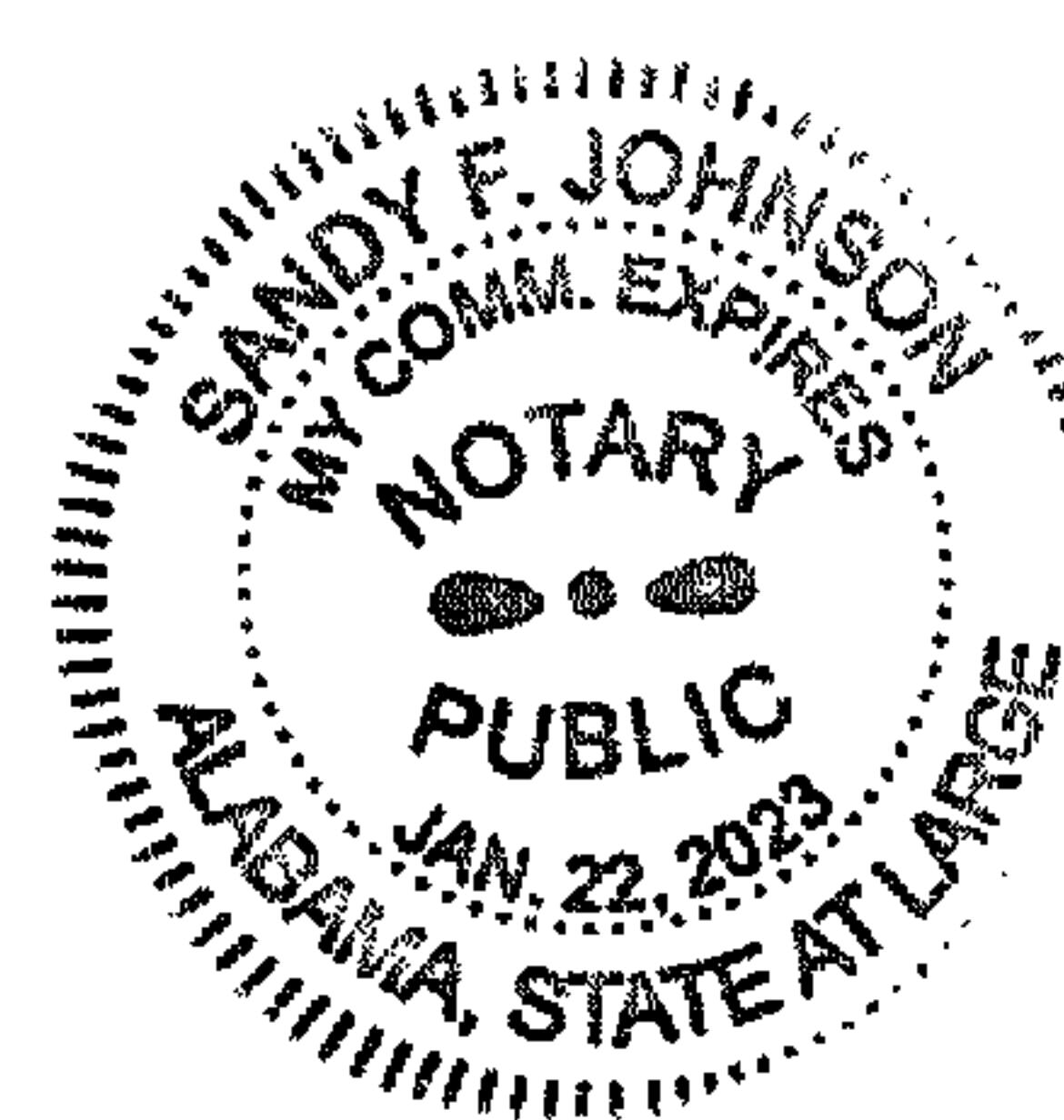


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



20200908000398140 09/08/2020 10:58:23 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 10:58:23 AM
\$126.00 JESSICA
20200908000398140

