

20201007000456000  
10/07/2020 02:37:48 PM  
DEEDS 1/2

Send tax notice to:

1077 South Hampton Place  
Birmingham, AL 35242

CHL2000315

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Seventy Two Thousand and 00/100 Dollars (\$372,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Robert G. Smith and Elizabeth Smith, Husband and Wife**, whose mailing address is:

1613 Sugarfield Ln., Knoxville, TN. 37932 (hereinafter referred to as "Grantors"), by **William D. Sager and Cynthia E. Sager** (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 85, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Two, an Eddleman Community, as recorded in Map Book 38, page 125 in the Probate Office of Shelby County, Alabama.

Together with non-exclusive 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 in 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, Regent Park Neighborhood, recorded in Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

**SUBJECT TO:**

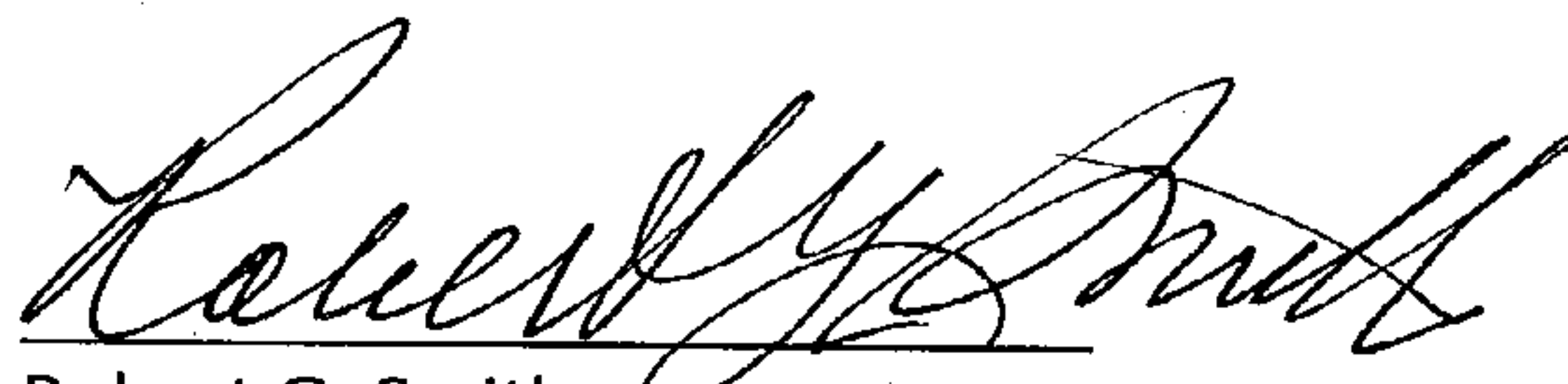
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.**

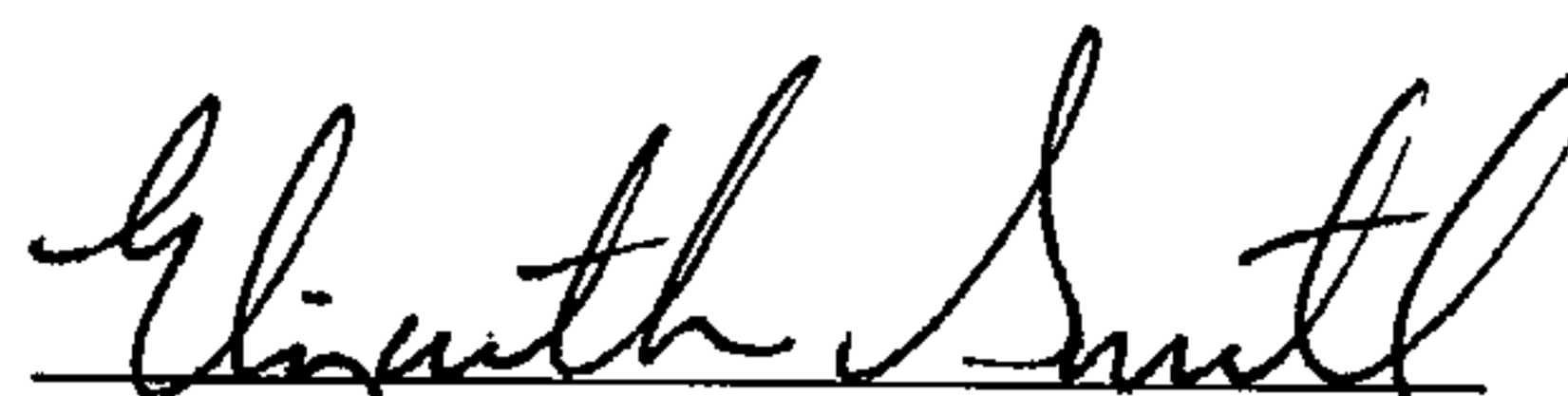
**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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, Grantor(s), Robert G. Smith and Elizabeth Smith have hereunto set their signature(s) and seal(s) on October 5, 2020.

  
Robert G. Smith

  
Elizabeth Smith



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/07/2020 02:37:48 PM  
\$397.00 CHERRY  
20201007000456000

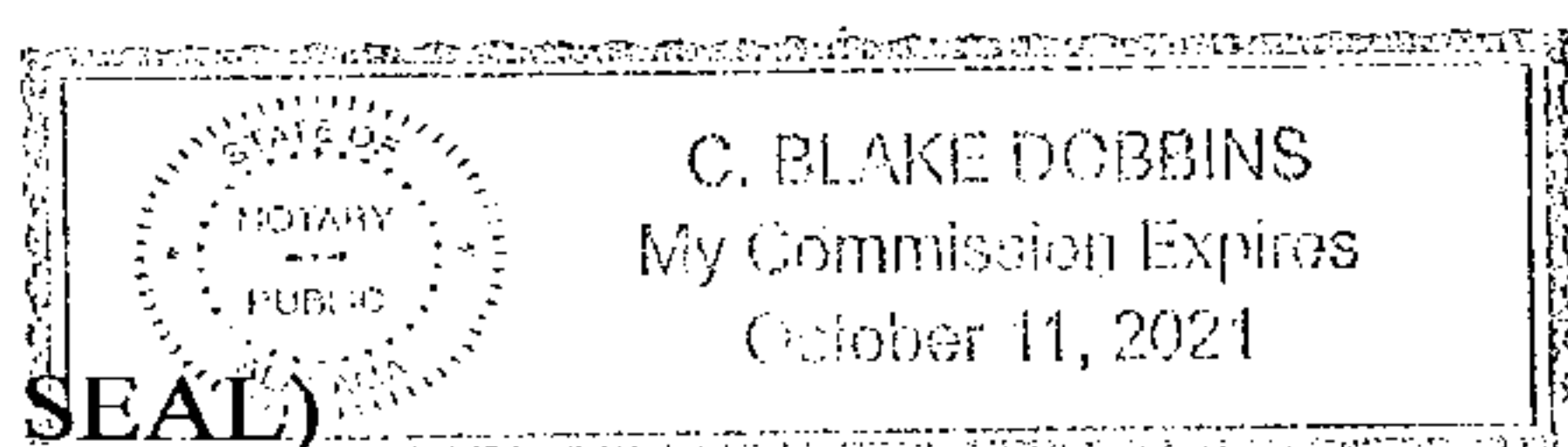
*Allen S. Byrd*

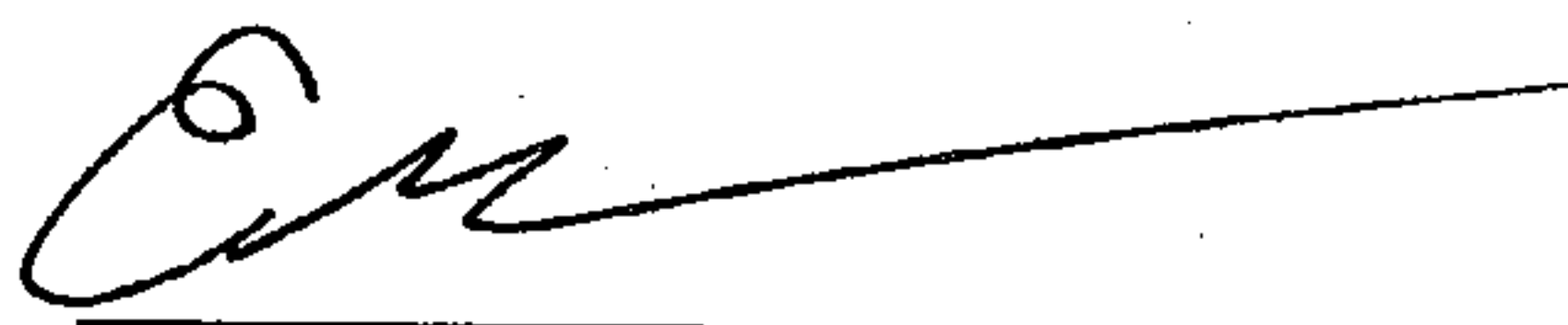
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert G. Smith and Elizabeth Smith, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of October, 2020.

(NOTARIAL SEAL)





Notary Public  
Print Name: C. Blake Dobbins  
Commission Expires: