

20201022000481780
10/22/2020 01:20:14 PM
DEEDS 1/2

Send tax notice to:
Kristen and Brian Peterson
294 Highland Park Drive
Birmingham AL 35242
CHL2000334

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 **Five Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$549,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Kurt M. Friend and Susan R. Friend, Trustees, of their successors in trust, under the Friend Living Trust, dated October 11, 2013, and any amendments thereto**, whose mailing address is: **605 Foothills Trace, Chelsea AL 35043** (hereinafter referred to as "Grantor"), by **Kristen Peterson and Brian John Peterson, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1723-A, according to the Re-Subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, in the Probate Office of Shelby County, Alabama; being situated in 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 and amended in Instrument 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, 17th Sector, Phase I, recorded as Instrument No. 2000-41317 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.

\$349,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 15th day of October, 2020.

Kurt M. Friend and Susan R. Friend,
Trustees, of their successors in trust, under
the Friend Living Trust, dated October 11,
2013, and any amendments thereto


By Kurt M. Friend


By Susan R. Friend



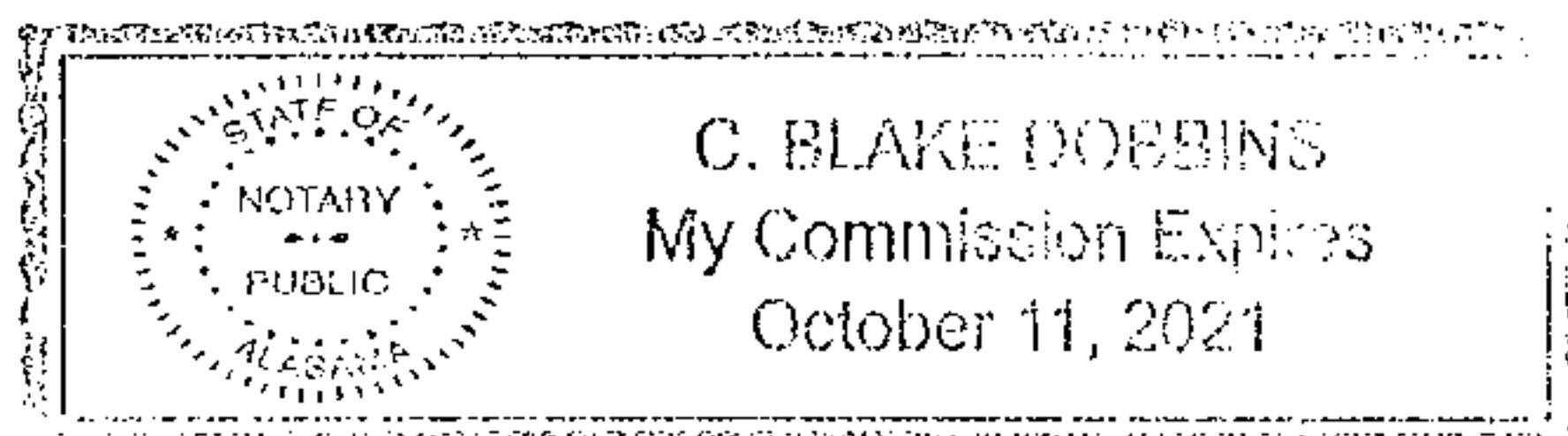
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2020 01:20:14 PM
\$226.00 CHERRY
20201022000481780


Alicia S. Boyd

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kurt M. Friend and Susan R. Friend, Trustees, of their successors in trust, under the Friend Living Trust, dated October 11, 2013, and any amendments thereto, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 15th day of October, 2020.




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