

20201201000547250
12/01/2020 11:06:27 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Brandon Dickens
1114 Regent Park Dr
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001497

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Forty Nine Thousand and 00/100 Dollars (\$349,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patrick J. Duncan and Rebecca G. Duncan , a married couple**, whose address is **201 Salisbury Circle, Birmingham, AL 35242**, (hereinafter "Grantor", whether one or more), by **Brandon Dickens**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brandon Dickens , a married man**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1114 Regent Park Dr, Birmingham, AL 35242**, to-wit:

Lot 65, according to the Survey of Village at Highland Lakes Regent Park Neighborhood, Phase Six, as recorded in Map Book 42, Page 60, in the Probate Office 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 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").

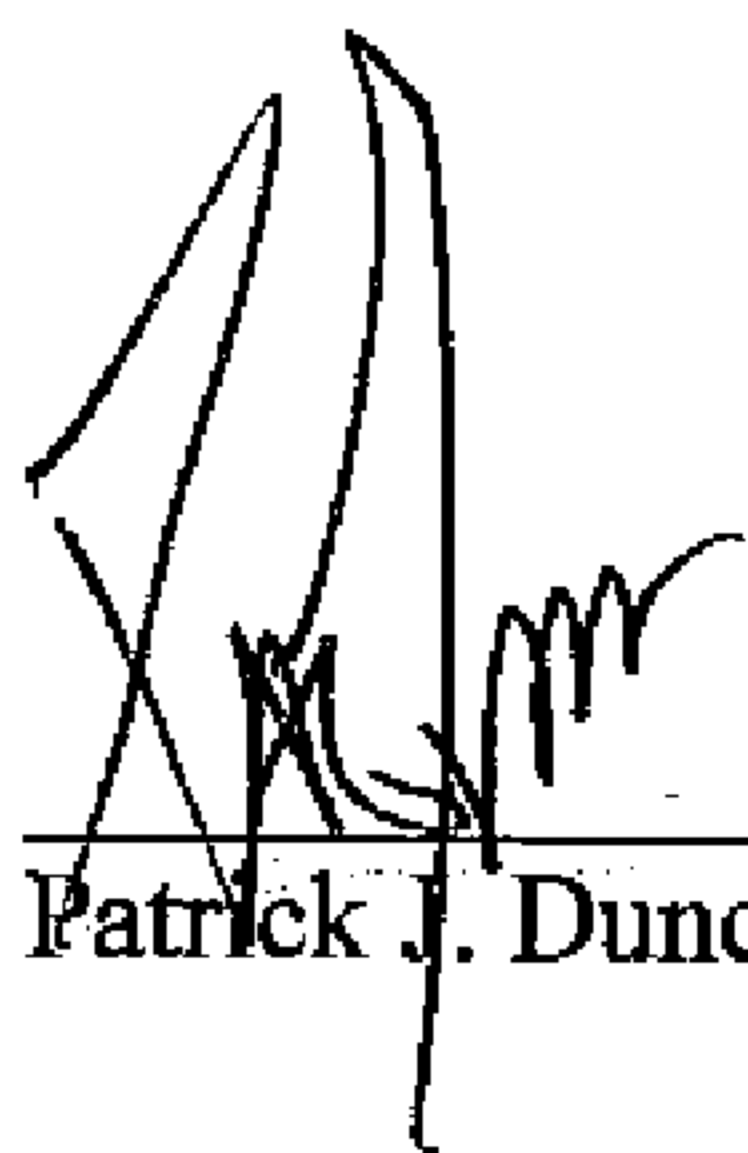
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$331,550.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor

will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25th day of November, 2020.



Patrick J. Duncan



Rebecca G. Duncan

STATE OF ALABAMA
COUNTY OF JEFFERSON



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 11:06:27 AM
\$42.50 CHERRY
20201201000547250

Allen S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Patrick J. Duncan and Rebecca G. Duncan, a married couple, 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 on this 25th day of November, 2020.



Notary Public

