

20210324000147070  
03/24/2021 08:33:47 AM  
DEEDS 1/2

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Desirae Janowiak  
127 Salisbury Ln  
Birmingham, AL 35242

STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Michael Janowiak and wife, Desirae Janowiak,**

(herein referred to as Grantors) do grant, bargain, sell and convey unto

**Desirae Janowiak**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 2132, according to the Survey of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, page 6A and B, in the Probate Office of Shelby County, Alabama.**

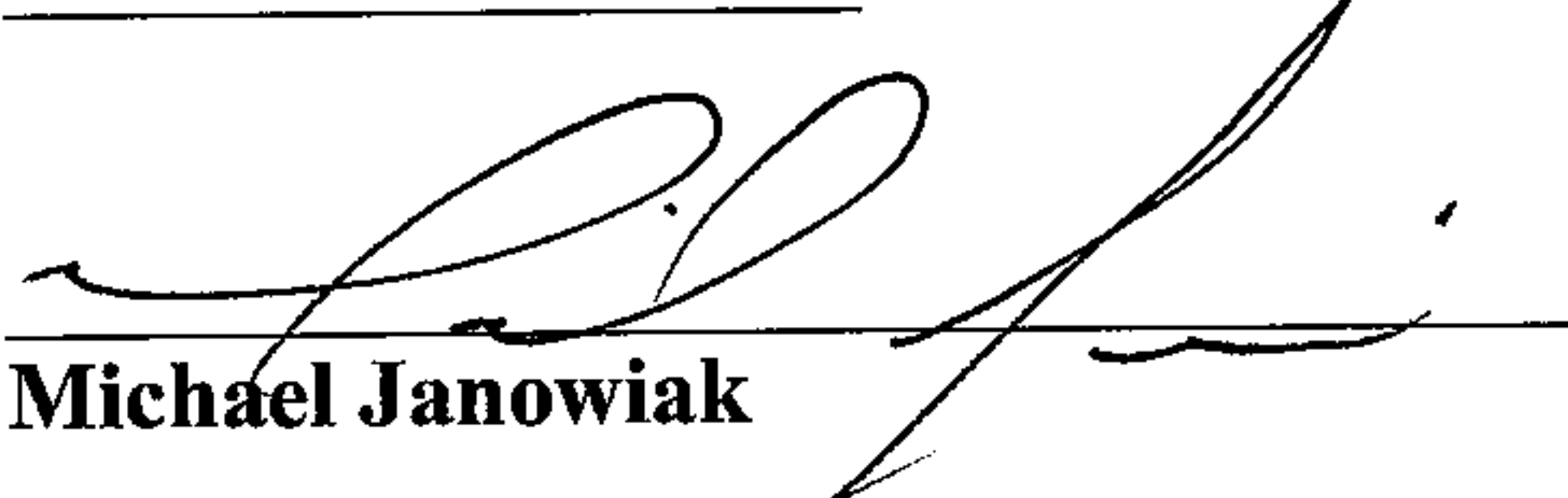
**TOGETHER WITH non-exclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 and further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, recorded as Instrument 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

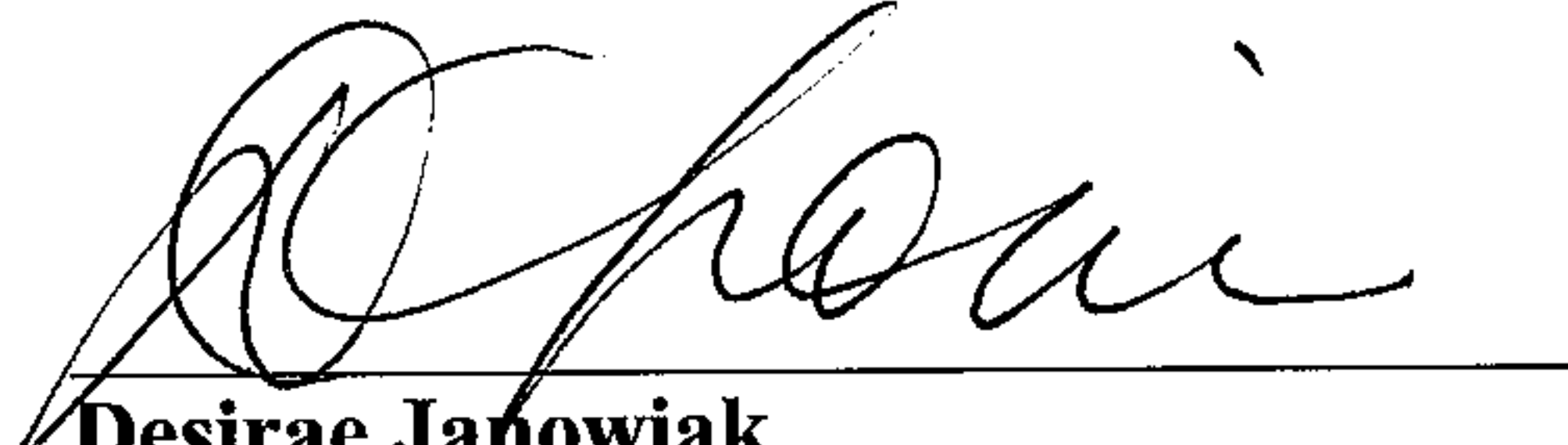
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and 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, we have hereunto set our hands and seals, this 12 day of March 2021.

  
Michael Janowiak

  
Desirae Janowiak

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Michael Janowiak and wife, Desirae Janowiak** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of March, 2021.

My Commission Expires: 7/26/2024

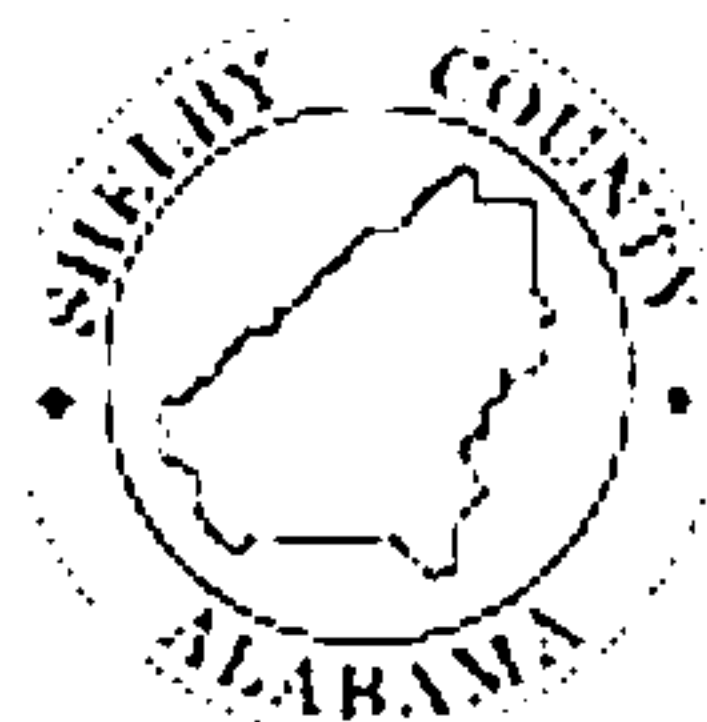
  
Notary Public



Grantor's Address & Property Address: 127 Salisbury Ln Birmingham, AL 35242

Note to Recording Clerk:

The tax assessed value of the subject property is \$448,300. The purpose of this instrument is for Michael Janowiak to convey his 1/2 interest in the property to Desirae Janowiak, making her the 100% owner of the property. Therefore, the recording tax consideration basis is \$224,150. ALL OF THIS CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/24/2021 08:33:47 AM  
\$26.00 CHERRY  
20210324000147070

*Allie S. Bezel*