

Send Tax Notice to:

Joel Thomas King
3618 Stratford Ln
Birmingham AL 35242

20210427000206770
04/27/2021 08:27:23 AM
DEEDS 1/2

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)** 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 grantees herein, the receipt where is acknowledged. I or we, **James Kirkwood Selkirk, Jr. and wife Sheri Selkirk** (herein referred to as grantor, whether one or more) whose mailing address is 26 Squires Glenn Ln Leeds AL grant, bargain, sell and convey unto **Joel Thomas King**, (herein referred to as grantee) Exchange Accommodation Title Holder for Franklin D. Deese, Carol J. Deese and Sara F. Burton, n/k/a Sara Coykendall whose mailing address 3618 Stratford Ln Birmingham AL 35242, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **138 Salisbury Lane, Birmingham, AL 35242** to wit:

Lot 2151, according to the Map of Highland Lakes, 21st Sector, Phase I and II, an Eddleman Community, as recorded in Map Book 30, Page 6A and B, 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 as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543, and further 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, 21st Sector, Phase I & II, as recorded in Instrument No. 20020716000332740, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereafter collectively referred to as, the "Declaration")

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 warrant 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 the 22 day of April, 2021



James Kirkwood Selkirk, Jr.



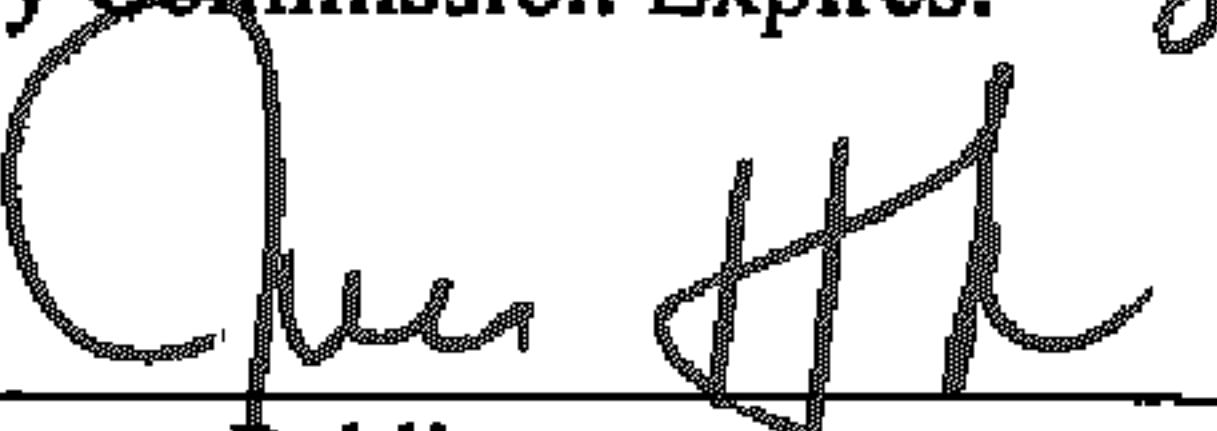
Sheri Selkirk

STATE OF ALABAMA

JEFFERSON COUNTY

I, Jeninne H Po, a Notary Public in and for said county in said state, hereby certify that James Kirkwood Selkirk and Sheri Selkirk 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 this conveyance, he/she/they executed the same voluntarily for themselves.

Apr WITNESS my hand and official seal in the county and state aforesaid this the 22 day of 2021

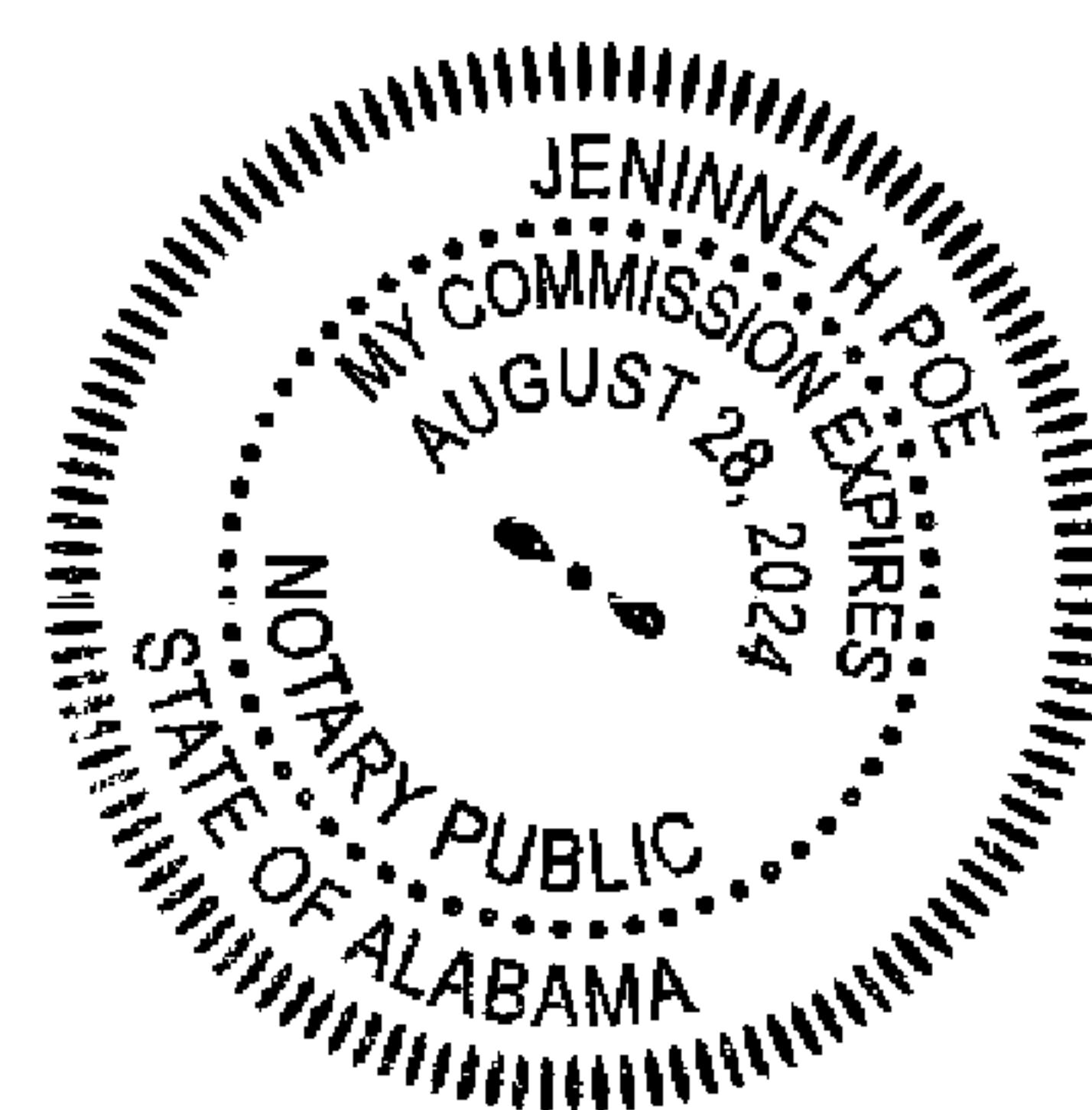
My Commission Expires: 8-28-2024


Notary Public

(S E A L)

This instrument was prepared by:
 Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr., LLC
 416 Yorkshire Drive
 Birmingham, AL 35209
 (205) 410-7591

ATB 2302



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2021 08:27:23 AM
 S478.00 CHERRY
 20210427000206770

