

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
John H. Hilburn and Laurie R. Hilburn
162 Bristol Ln.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Thousand And No/100 Dollars (\$600,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, John J. Blackwell and Karen A. Blackwell, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John H. Hilburn and Laurie R. Hilburn (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2405, according to the Survey of Highland Lakes 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, in the Office of the Judge of Probate 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 Highland Lakes, a Residential Subdivision, recorded in Inst # 1994-07111 and amended in Inst # 1996-17543 and further amended in Inst # 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Protective Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded in Inst # 20040430000223520, 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.

Subject to a third party mortgage in the amount of \$579,405.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 23, 2021.

John J. Blackwell
John J. Blackwell

Karen A. Blackwell
Karen A. Blackwell

STATE OF FL
COUNTY OF St. Johns

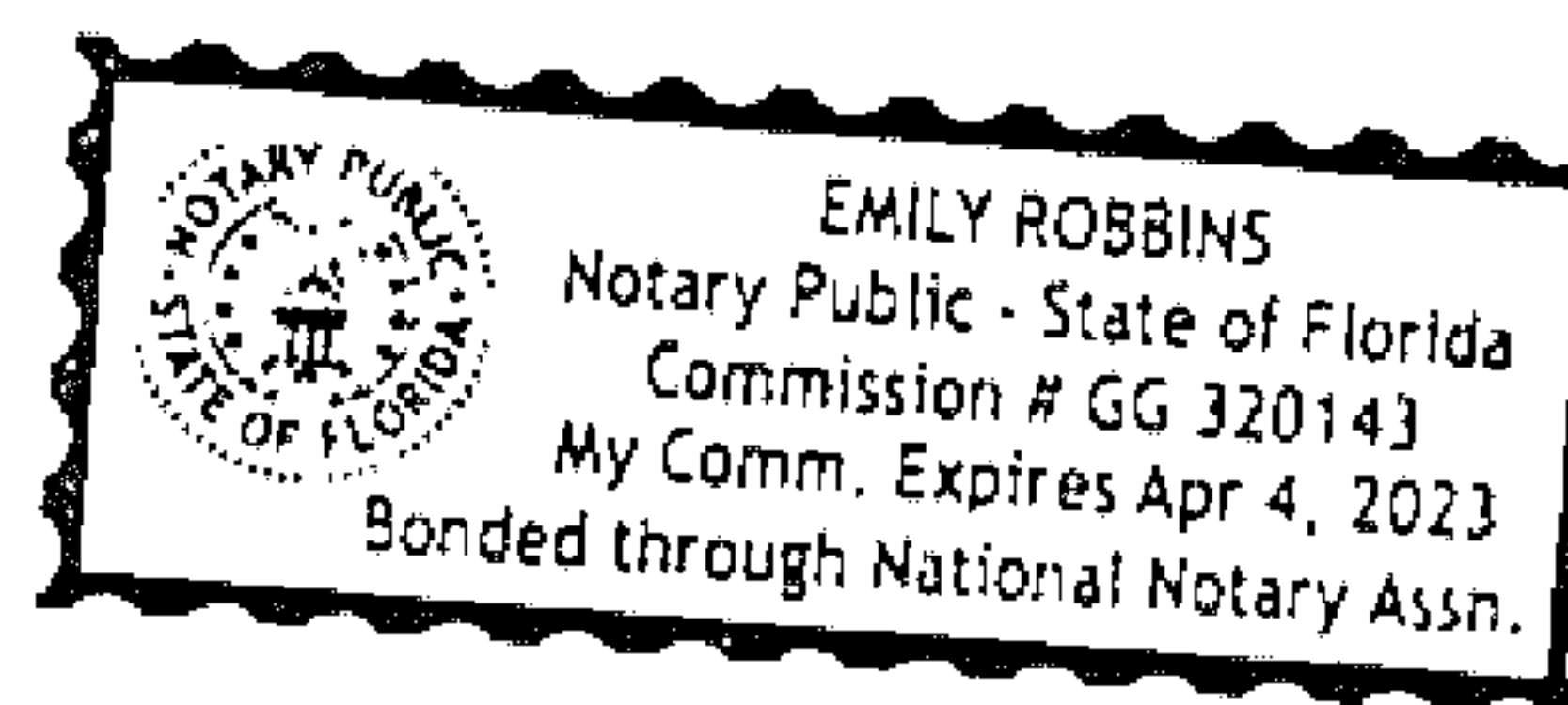
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Blackwell and Karen A. Blackwell whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the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

Given under my hand and official seal on this 23 day of April, 2021.

Emily Robbins

Notary Public

My commission expires: April 4, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	John J. Blackwell and Karen A. Blackwell	Grantee's Name	John H. Hilburn and Laurie R. Hilburn
Mailing Address	163 Broadhaven Dr. Ponte Vedra, FL 32081	Mailing Address	162 Bristol Ln. Birmingham, AL 35242
Property Address	162 Bristol Ln. Birmingham, AL 35242	Date of Sale	April 29, 2021
		Total Purchase Price	\$600,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - John J. Blackwell and Karen A. Blackwell, 163 Broadhaven Dr., Ponte Vedra, FL 32081.

Grantee's name and mailing address - John H. Hilburn and Laurie R. Hilburn, 162 Bristol Ln., Birmingham, AL 35242.

Property address - 162 Bristol Ln., Birmingham, AL 35242

Date of Sale - April 29, 2021.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 29, 2021

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 11:44:37 AM
\$49.00 CHERRY
20210503000218290

Alvin S. Bayl