

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Stephen John Newton
Mary H. Clark Newton
2012 Blue Heron Cir.
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Five Thousand Dollars and No Cents (\$705,000.00) 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 grantee herein, the receipt whereof is acknowledged, I or we

Drew William Wood and Tracie W. Wood, husband and wife, whose mailing address is 8718 Carrington Lake Ridge, Trussville, AL 35173

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephen John Newton and Mary H. Clark Newton, whose mailing address is:

2012 Blue Heron Cir., Birmingham, AL 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 2012 Blue Heron Cir., Birmingham, AL 35242 to-wit:

Lot 224, according to the Survey of Highland Lakes 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate of Shelby County, Alabama; being situated in 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 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restriction for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument No. 1996-10928 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").


Subject to: All easements, restrictions and rights of way of record.

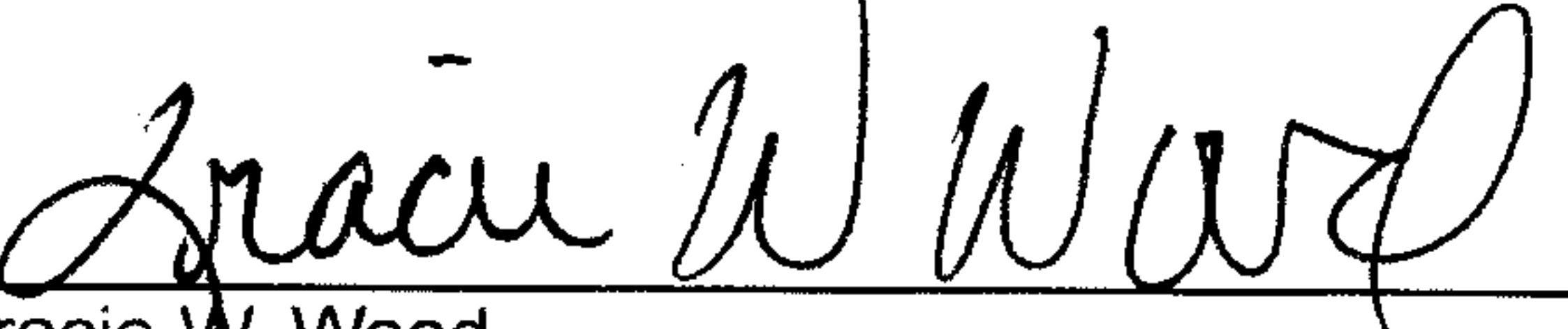
\$599,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

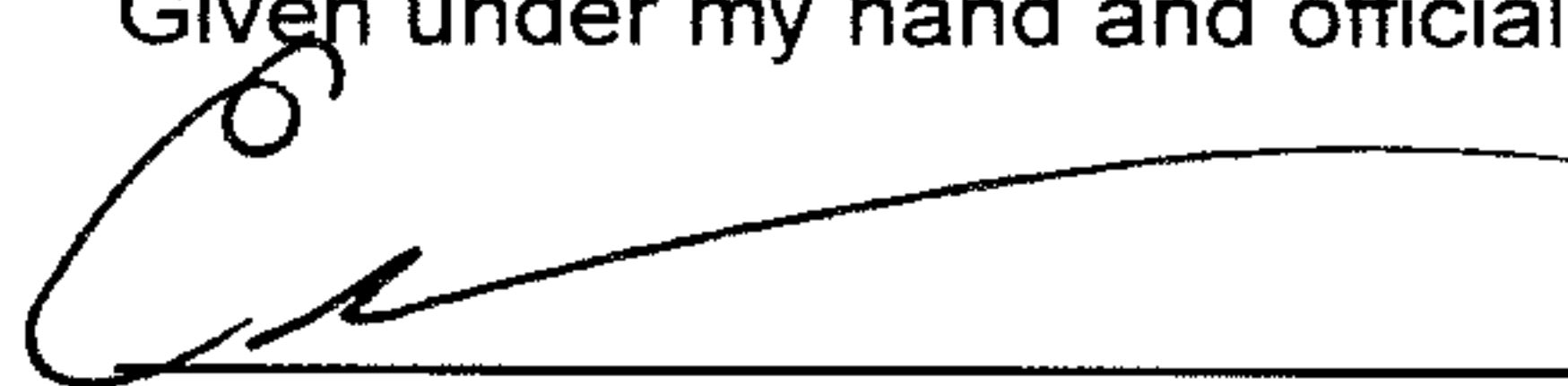
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of April, 2021.


Drew William Wood


Tracie W. Wood

State of Alabama
County of Felton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Drew William Wood and Tracie W. Wood, 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 this the 30th day of April, 2021.


Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2021 08:16:54 AM
\$730.00 CHERRY
20210510000229540

