

Send tax notice to:
MICHAEL ERWIN ECKENROD
224 HIGHLAND VIEW DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021389

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Fifty Thousand and 00/100 Dollars (\$1,050,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NANCY E JUNEMAN and GEORGE B JUNEMAN, WIFE AND HUSBAND** whose mailing address is: 12103 RETREAT LANE B'HAM 35242 (hereinafter referred to as "Grantors") by **MICHAEL ERWIN ECKENROD and LISA LOVETT ECKENROD** whose property address is: **224 HIGHLAND VIEW DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 425-A, according to a resurvey of Lot 425, Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 22, Page 55, 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 in Inst. #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential Subdivision, 4th Sector, recorded in Inst. #1995-1906, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, easements and building line as shown on recorded map.
3. Restrictions and covenants appearing of recorded in Inst. #1995-1906; Inst. #1995-18135; Inst. #1994-7111; Inst. #9402-3947, Inst. #1995-26367, Inst. #1995-6174.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
5. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408; Volume 109, Page 70; Volume 149, Page 380; Volume 173, Page 364 and Volume 276, Page 670.
6. Agreement with Shelby Cable as recorded in Inst. #1997-33476.

\$750,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

12th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2021.


NANCY E JUNEMAN

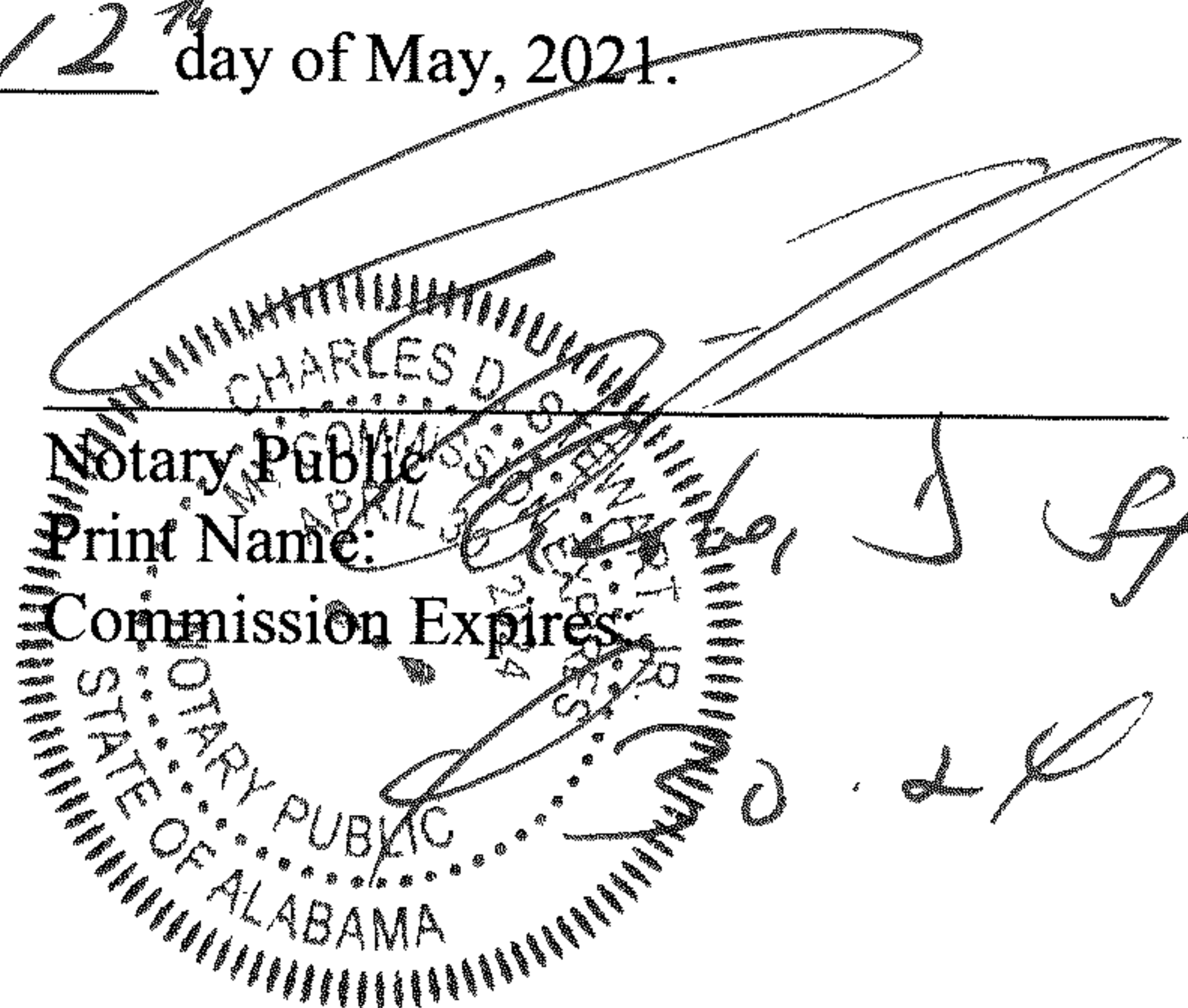
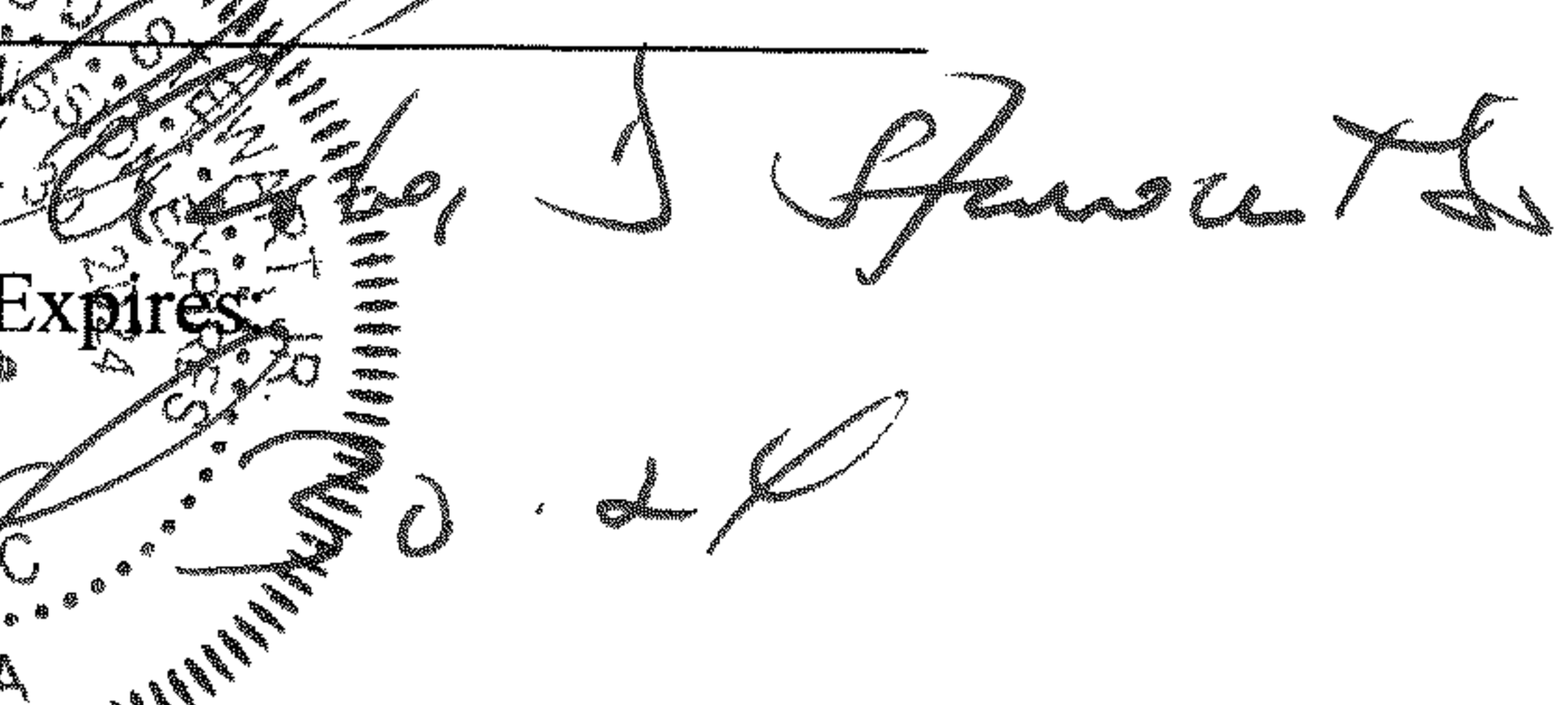

GEORGE B JUNEMAN

STATE OF ALABAMA

COUNTY OF SHELBY

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

Given under my hand and official seal this the 12th day of May, 2021.


Notary Public
Print Name: Charles D. Smith
Commission Expires: April 15, 2024




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 12:16:11 PM
\$325.00 MIST
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