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09/28/2021 09:01:37 AM
DEEDS 1/2

Send tax notice to: Dan K. Anderson and Melodi Coney Anderson, 101 Salisbury Ln, Birmingham, AL

35242

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Thousand Seven Hundred Eighty-Five and No/100 (\$400,785.00) Dollars, the amount of which can be verified by the county tax assessor as one half of the fair market value to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we**

Dan K. Anderson, also known as Dan Anderson, and Melodi Coney Anderson, formerly known as Melodi Coney Morissette, husband and wife, whose mailing address is: 101 Salisbury Lane, Birmingham, AL, 35242, (herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Dan K. Anderson and Melodi Coney Anderson, husband and wife, whose mailing address is: 101 Salisbury Lane, Birmingham, AL, 35242, (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is: 101 Salisbury Lane, Birmingham, AL 35242 to-wit

Lot 702, according to the Survey of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County, Alabama.

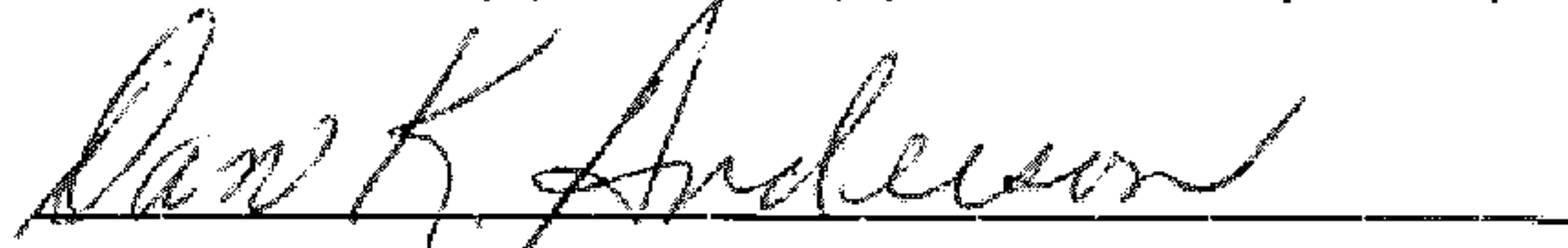
Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, as Residential Subdivision as recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, as recorded as Instrument #1995-28389 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, as recorded in Instrument #1995-28389, 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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 25th day of September 2021.


Dan K. Anderson


Melodi Coney Anderson

STATE OF ALABAMA
COUNTY OF JEFFERSON

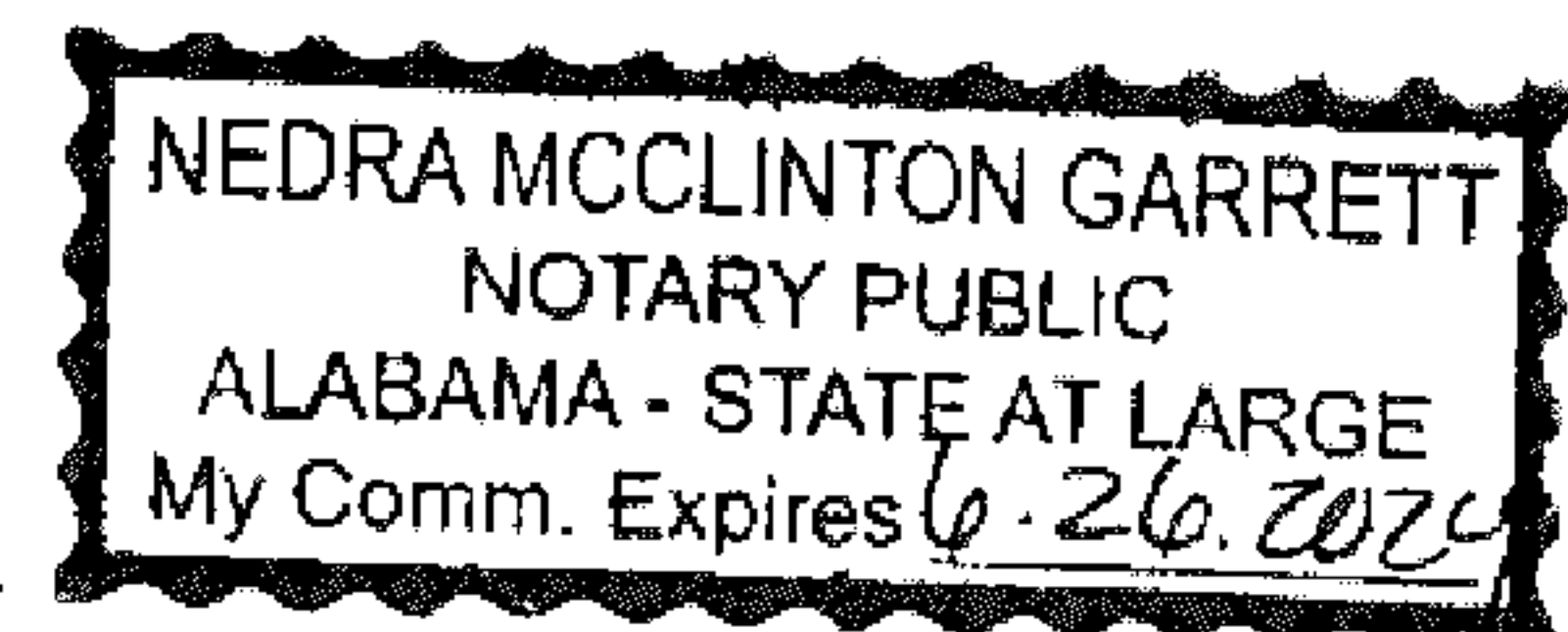
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dan K, Anderson, also known as Dan Anderson, and Melodi Coney Anderson, formerly known as Melodi Coney Morissette, husband and wife**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of September 2021.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/28/2021 09:01:37 AM
\$428.00 JOANN
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