

SEND TAX NOTICE TO:

Troy A. Dennis and Angela Dennis
674 Highland Lakes Cv.
Birmingham, AL 35242-6885

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BLD2100437

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Six Hundred Seventy Nine Thousand and 00/100 Dollars (\$679,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Todd Lankford and Paige Lankford, Trustees, or their successors in interest, of the Lankford Living Trust, dated July 22, 2020, and any amendments thereto**, whose address is 319 Southledge Place, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Troy A. Dennis and Angela Dennis** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **674 Highland Lakes Cv., Birmingham, AL 35242-6885**, to-wit:

Lot 111, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37, A, B, C, D, E, F & G, in the Office of the Probate Judge of Shelby County, Alabama.

Together with a 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 in Instrument #1994-07111 and Amended in Instrument #1996-17543 and further amended in Instrument No. 1993-31095 in the Office of the Probate Judge of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 1st Sector, recorded as Instrument #1994-07111 and #1994-07112 in the Office of the Probate Judge 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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$479,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 good right

to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Todd Lankford and Paige Lankford, Trustees, or their successors in interest, of the Lankford Living Trust, dated July 22, 2020, and any amendments thereto, who are authorized to execute this conveyance, has caused this conveyance to be executed on this 28th day of October, 2021.

Todd Lankford and Paige Lankford, Trustees, or their successors in interest, of the Lankford Living Trust, dated July 22, 2020, and any amendments thereto

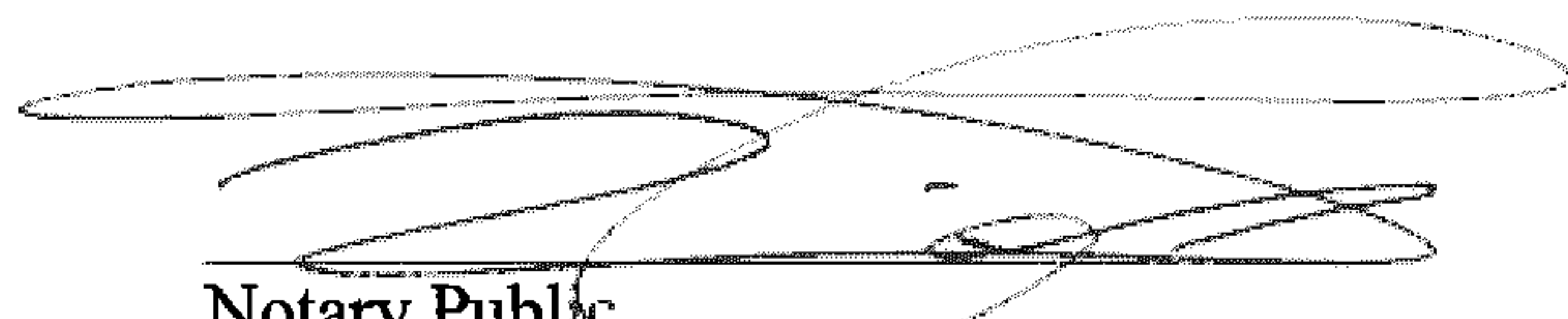

Todd Lankford, Trustee

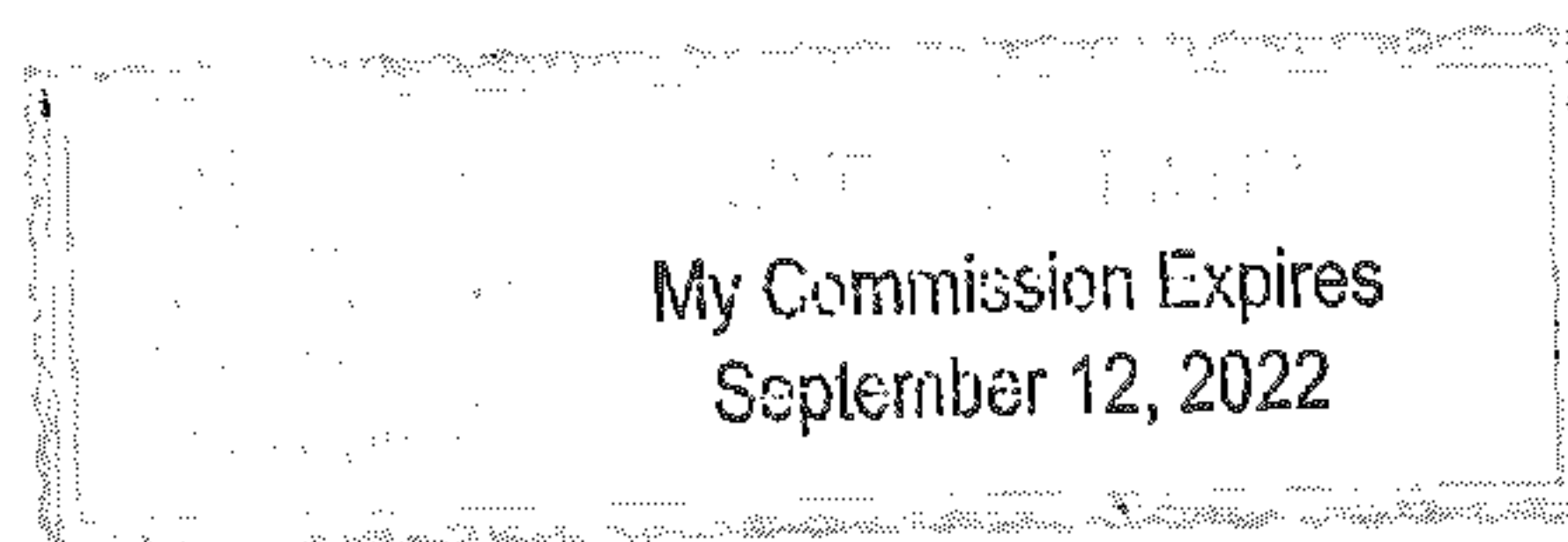

Paige Lankford, Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd Lankford and Paige Lankford, Trustees, or their successors in interest, of the Lankford Living Trust, dated July 22, 2020, and any amendments thereto, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of October, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2021 01:23:28 PM
\$226.00 JOANN
20211028000522740

Allen S. Bayl