

Send tax notice to: Jack J. Phillips, 160 Highland View Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One million one hundred twenty-five thousand and no/100 (\$1,125,000.00) Dollars 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

Chander Arora and his wife Harbhajan Arora, whose mailing address is:

1031 Rosemont Rd Birmingham, Al 35242
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jack J. Phillips and Patti P. Phillips whose mailing address is:
160 Highland View Drive, Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 160 Highland View Drive, Birmingham, Al. 35242 to-wit:

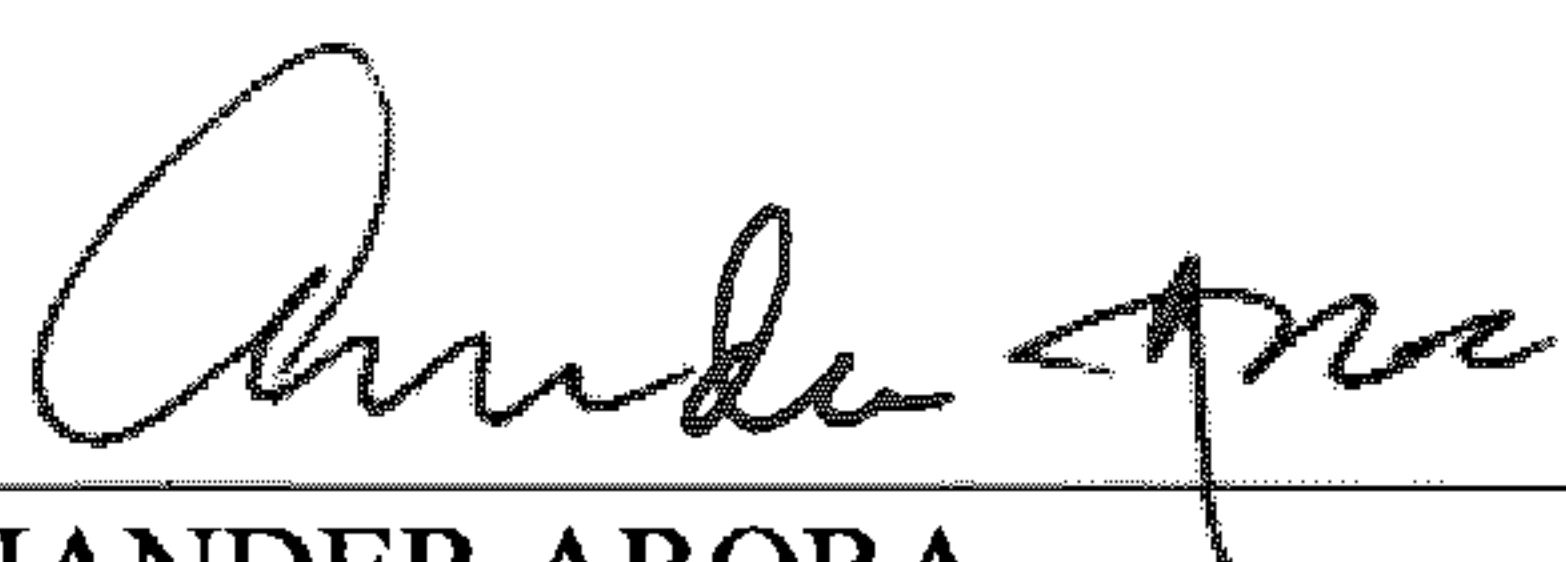
See attached Exhibit A for legal description incorporated herein for all purposes.

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

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 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 hands(s) and seal(s) this 24 day of January, 2022.

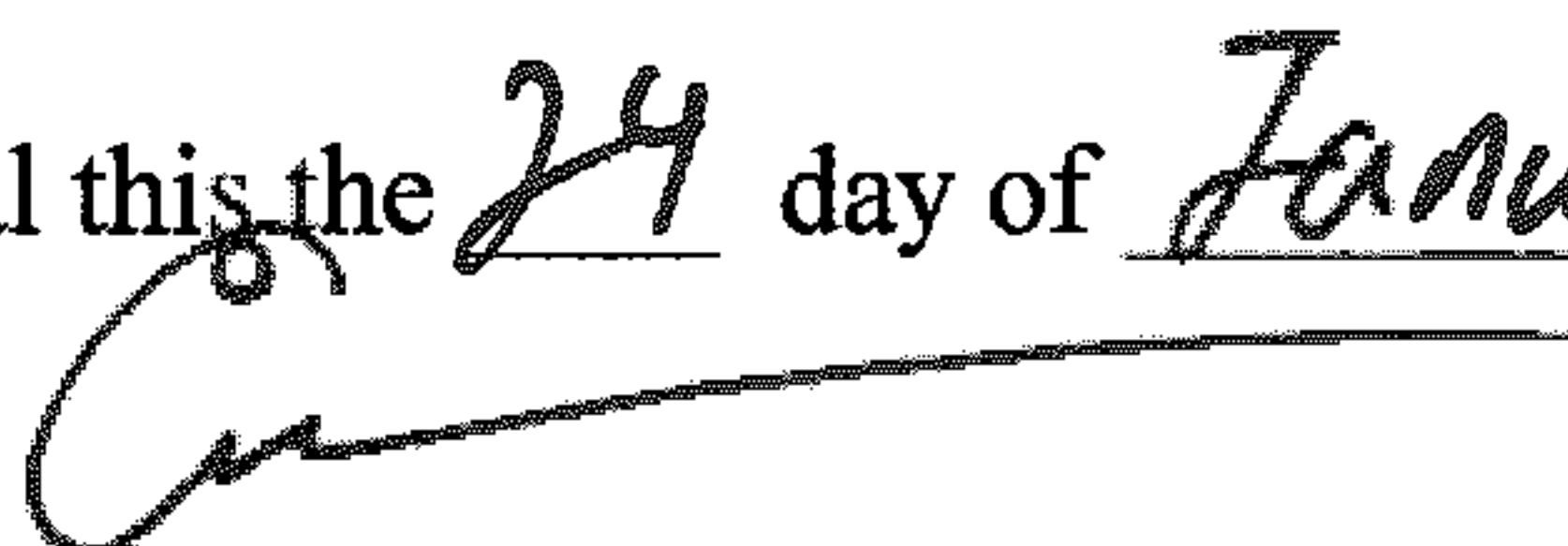
 (SEAL)
CHANDER ARORA

 (SEAL)
HARBHAJAN ARORA

State of ALABAMA
County OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chander Arora and his wife Harbhajan Arora 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of January, 2022.



My commission expires:

NOTARY PUBLIC

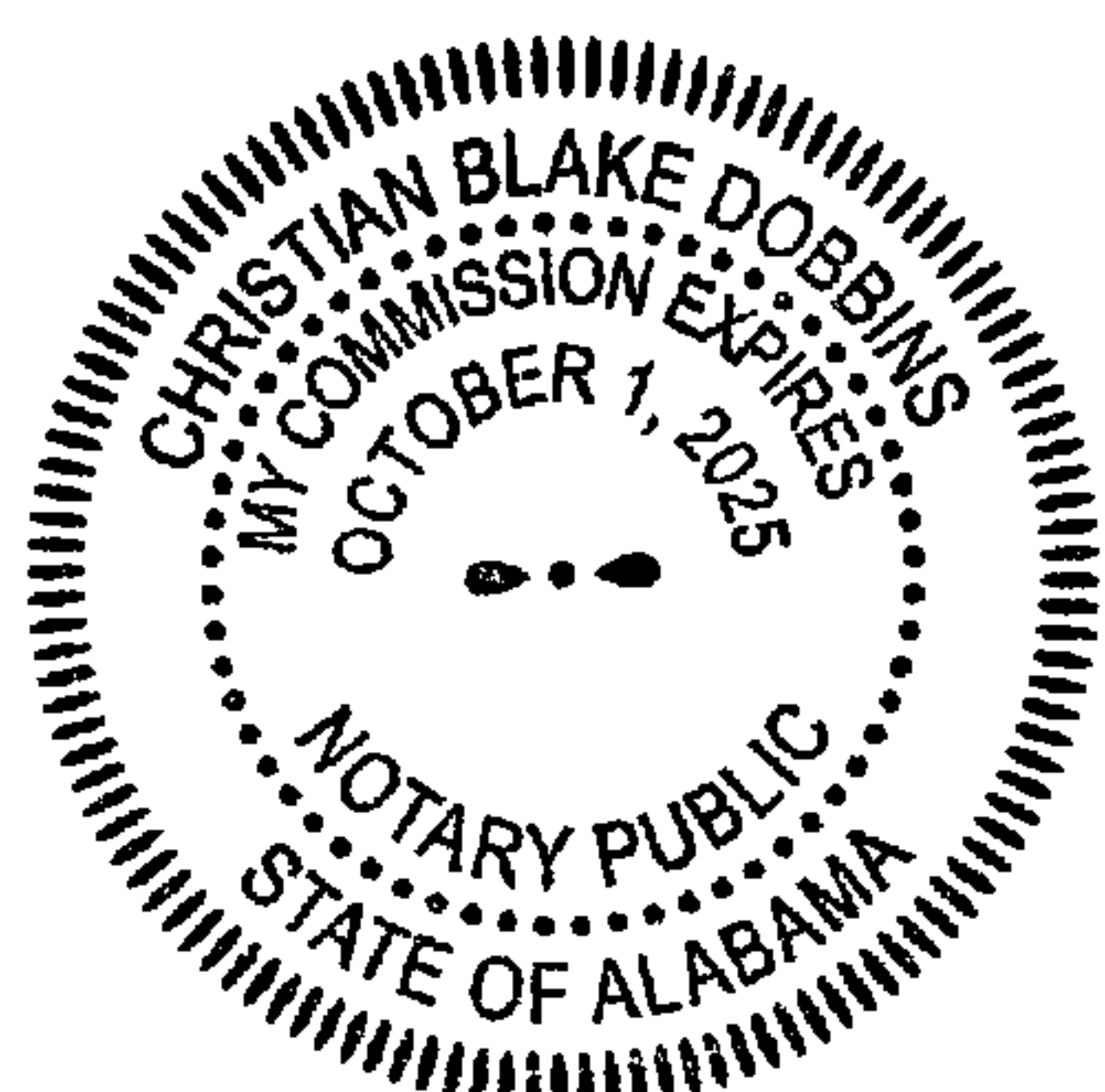


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 22-0137

Lot 413, according to the survey of Highland Lakes 4th Sector Phase I, as recorded in Map Book 19, Pages 79 A & B, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common area all is more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, 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 as Instrument #1995-1906 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

File No.: 22-0137
Exhibit A Legal Description

Page 1 of 1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2022 08:44:40 AM
\$1153.00 BRITTANI
20220125000034090

Allie S. Boyd