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02/09/2022 03:06:16 PM  
DEEDS 1/3

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Stephanie Lombardo  
Wayne A Lombardo  
1060 Bluestone Way  
Birmingham, AL 35242

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Seventy Thousand and 00/100 Dollars (\$770,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Ernest J Gross and spouse, Connie S Brown**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**Stephanie Lombardo and Wayne A Lombardo**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 1259, according to the Survey of a Private Subdivision for Single Family Residences Highland Lakes, 12th Sector, Phase III, an Eddleman Community, as recorded in Map Book 33, page 46, in the Probate Office of Shelby County, Alabama.**

**TOGETHER WITH non-exclusive easement to use the private roadways, Common Areas all as 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 and further amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase III, recorded as Instrument 20040510000244590 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").**

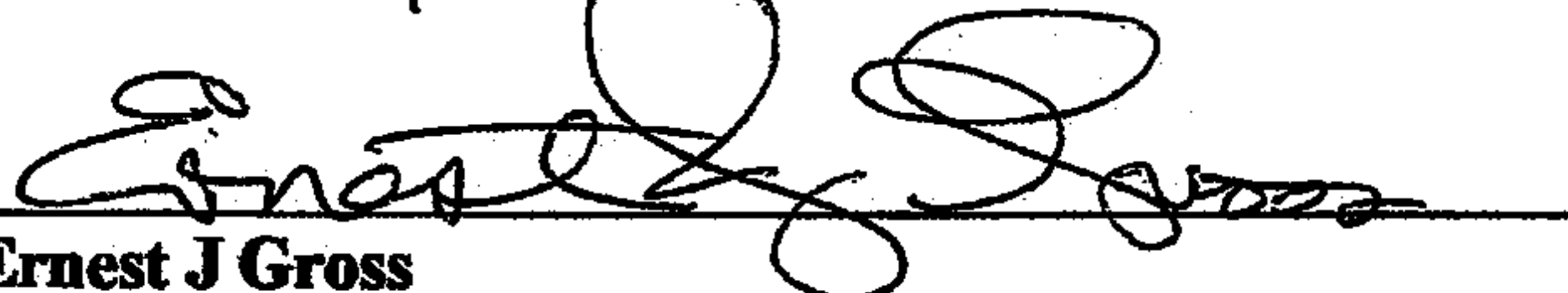
\$616,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the 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 the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 7th day of February, 2022

  
Ernest J Gross

 **BLAIR MCDONOUGH**  
Commission Number 803720  
My Commission Expires  
April 6, 2023


STATE OF Iowa )  
COUNTY OF Johnson )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Ernest J Gross whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this February 7th, 2022.

My Commission Expires:

4/6/2023

  
Notary Public

*Connie S. Brown*

**Connie S Brown**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Connie S Brown** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

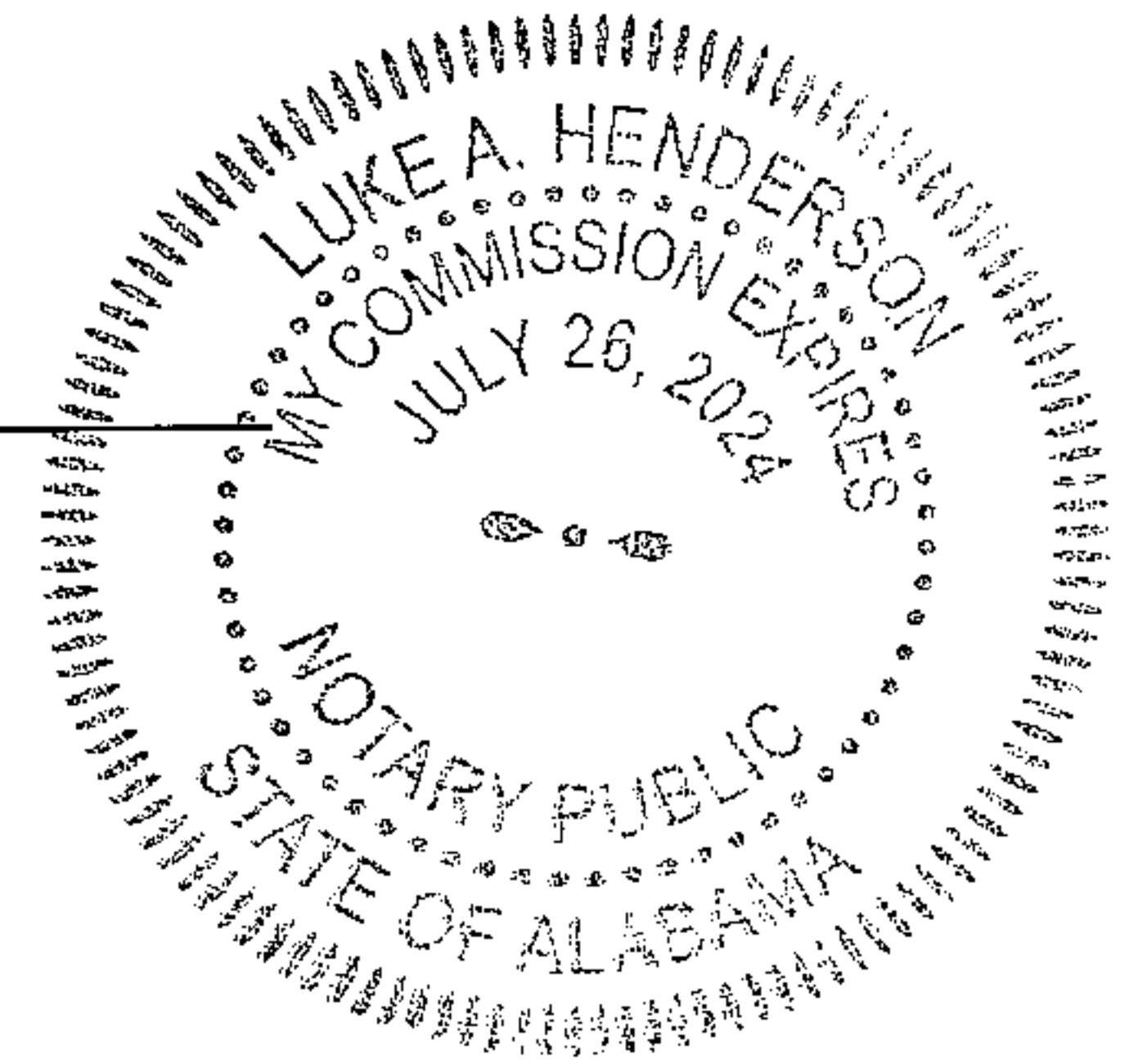
Given under my hand and seal this February 7, 2022.

My Commission Expires:

*Luke Henderson*  
Notary Public

Grantor's Address: 206 Locust St. Providence, KY 42450

Property Address: 1060 Bluestone Way Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/09/2022 03:06:16 PM  
\$182.00 JOANN  
20220209000058730

*Allie S. Bayl*