

**SEND TAX NOTICE TO:**  
Ronald Palmer and Ann D. Palmer  
230 Highland Park Drive  
Birmingham, AL 35242

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

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kristina A. Mapes, an unmarried woman**, whose address is 176 Chinaberry Lane, Alabaster, AL 35114 and **Michael A. Freeman and Kimberly A. Freeman, husband and wife**, whose address is 328 Kinross Cove, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Ronald Palmer and Ann D. Palmer**, whose address is 1803 Beckley Place, Kennesaw, GA 30152, (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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **230 Highland Park Drive, Birmingham, AL 35242 to-wit:**

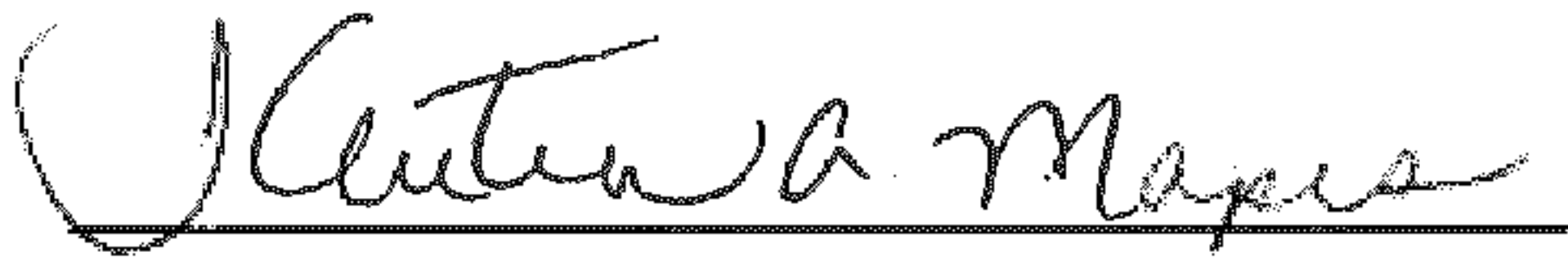
**Lot 1741-A, according to a Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, page 90 A & B, in the Probate Office of Shelby County, Alabama; being situated In Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. # 1994-07111 and amended in Inst. No. 1996-17543 and Inst. # 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, recorded as Inst. # 2000-41317 in the Probate Office 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.

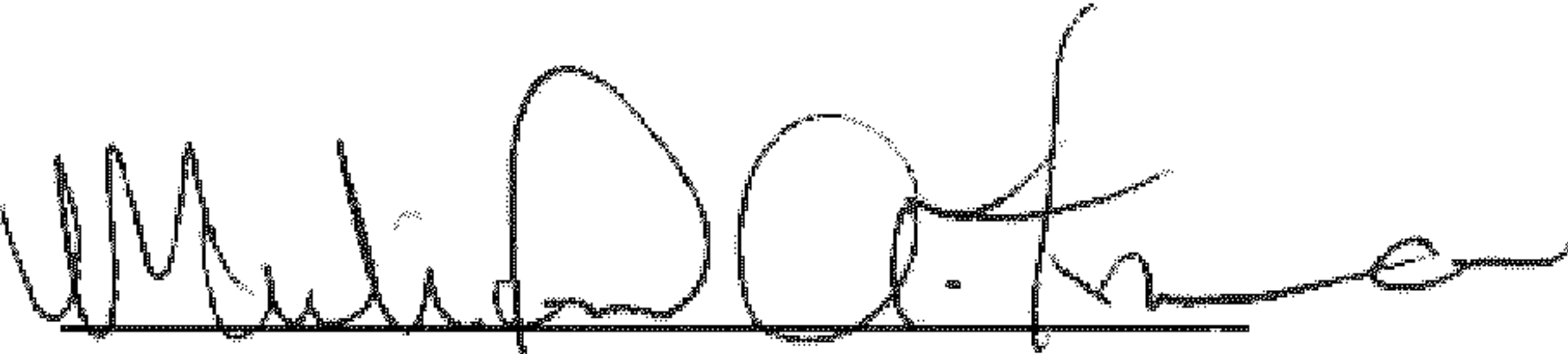
Subject to a third-party mortgage in the amount of \$600,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

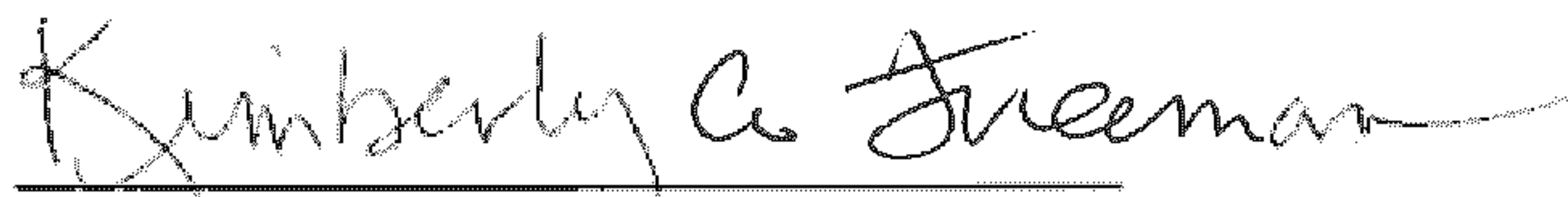
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of May, 2022.



**Kristina A. Mapes**



**Michael A. Freeman**

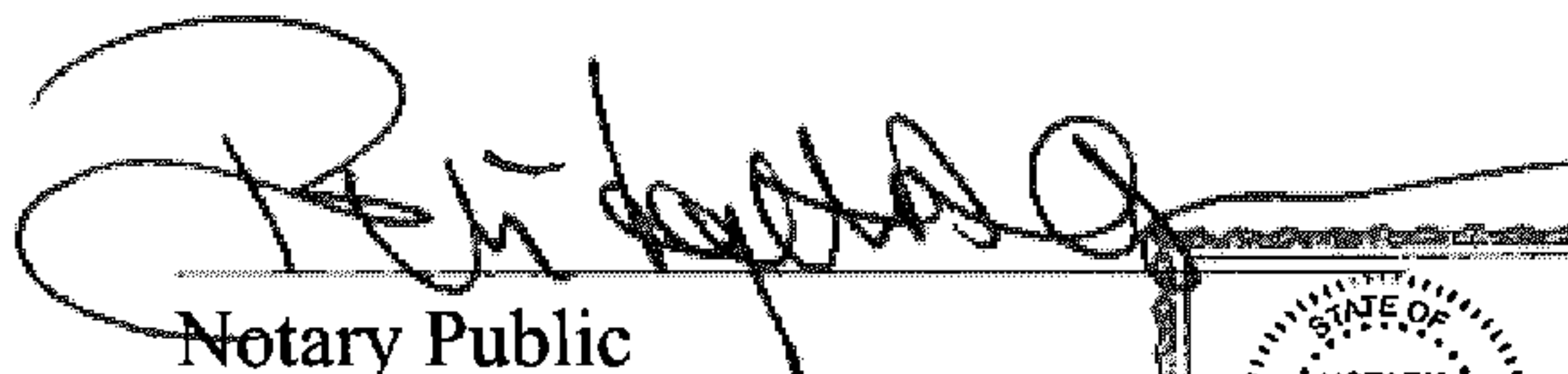


**Kimberly A. Freeman**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

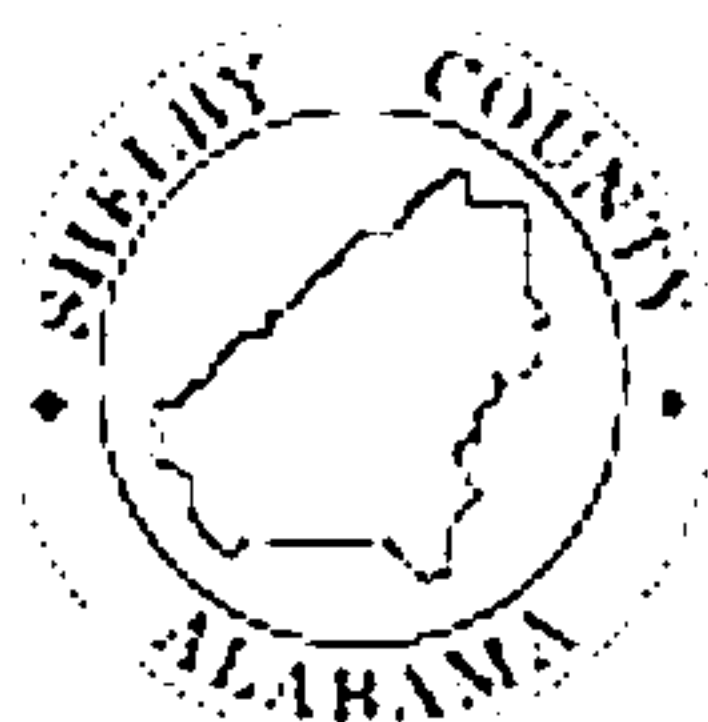
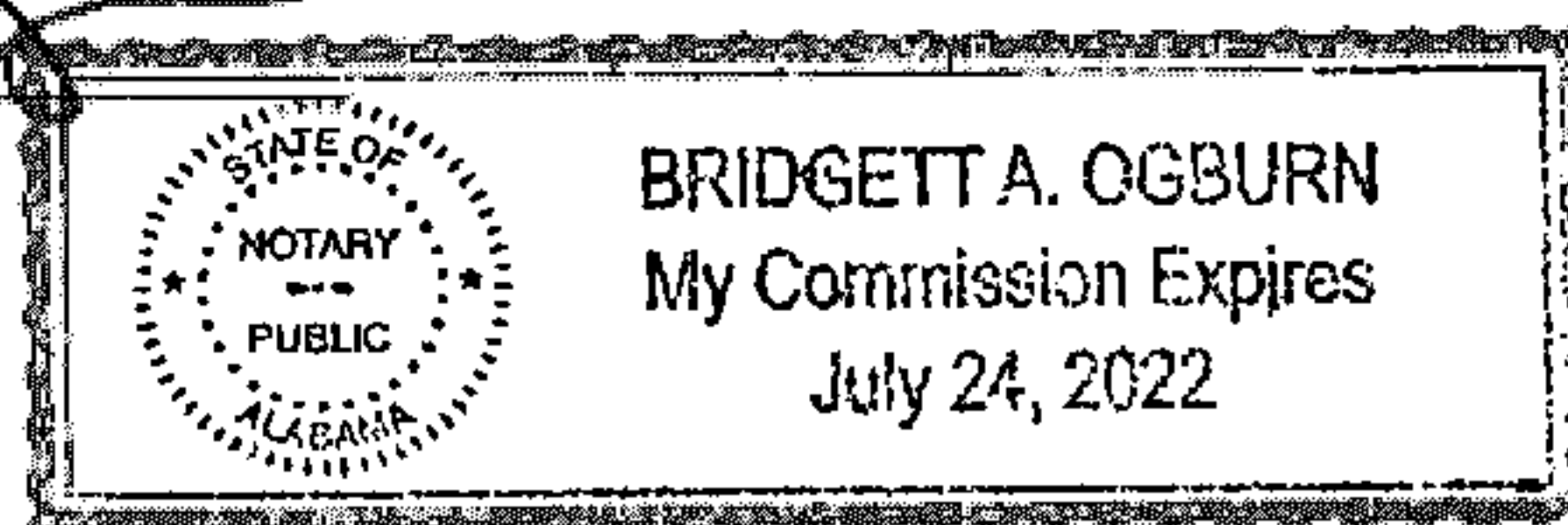
I, the undersigned Notary Public in and for said County and State, hereby certify that Kristina A. Mapes, Michael A. Freeman and Kimberly A. Freeman whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2022.



Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/27/2022 03:35:28 PM  
\$176.00 CHARITY  
20220527000217490

