

20220601000219450  
06/01/2022 09:10:34 AM  
DEEDS 1/3

Send Fax Notice to:

Clifford A. Thompson  
6069 English Village Ln  
Bhm AL 35242

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-22-625**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED SIXTY THOUSAND AND 00/100 (\$560,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Robert S. Cassavoy and Suzanne Cassavoy, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

810 Tradewinds Drive, Indian Harbour Beach, FL 32937

by **Clifford A. Thompson and Karen Thompson (herein referred to as "Grantee," whether one or more),** whose mailing address is

6069 English Village Ln Birmingham AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **6069 English Village Lane, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

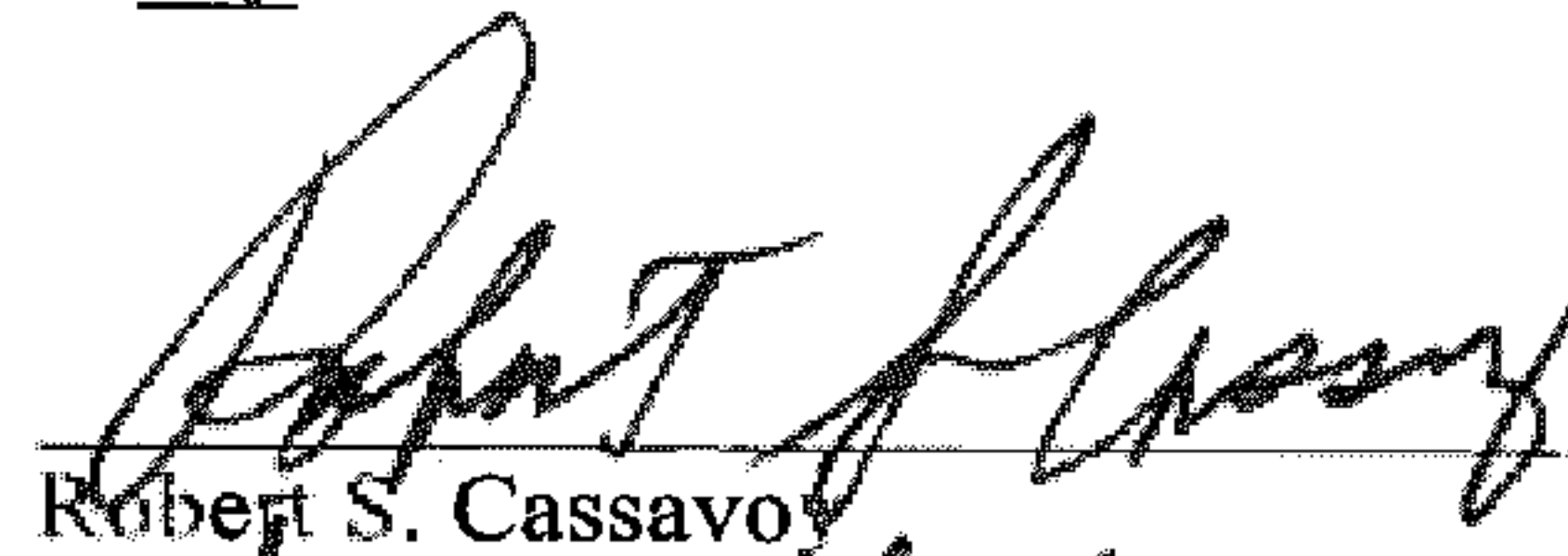
MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 27 day of May, 2022



Robert S. Cassavoy



Suzanne Cassavoy

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert S. Cassavoy and Suzanne Cassavoy**, 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 executed the same voluntarily on the day the same bears date.

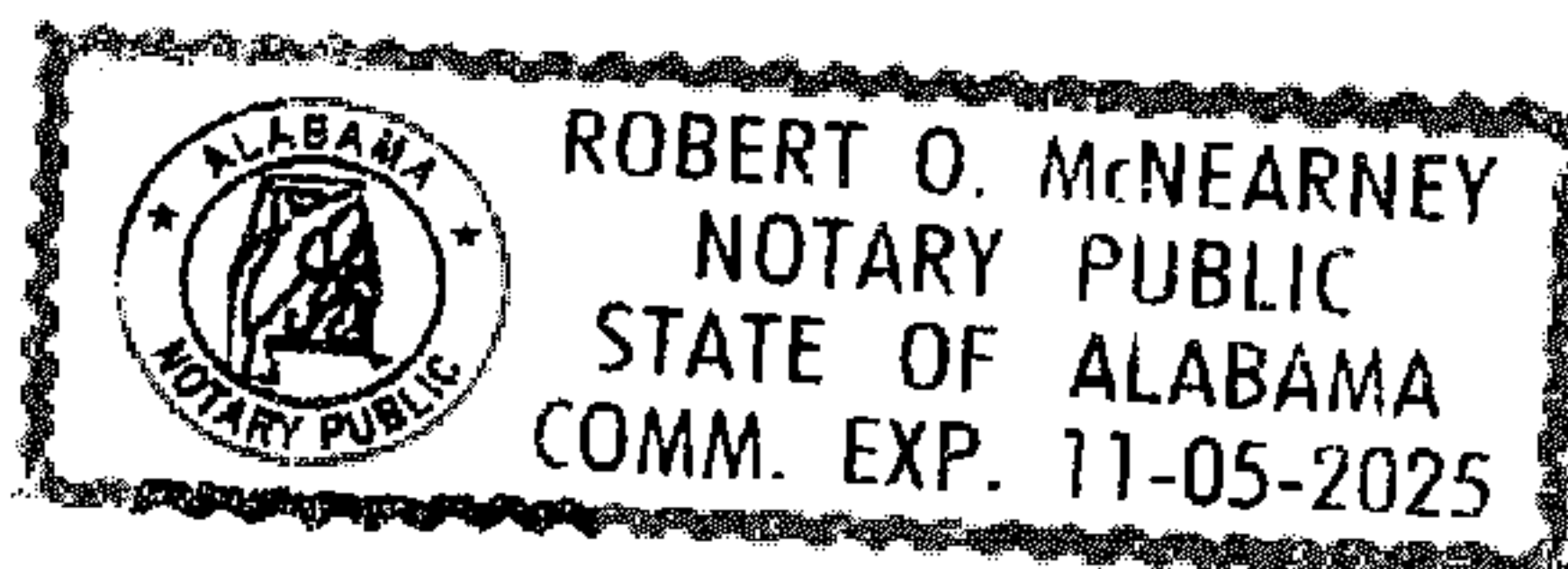
Given under my hand and official seal this 27 day of May, 2022.



Notary Public

Printed Name

My Commission Expires:



**EXHIBIT A**

**Property 1:**

Lot 4-21, according to the Map and Survey of the Village at Highland Lakes, Sector Four, - English Village Neighborhood, as recorded in Map Book 44, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector Four, recorded as Instrument No. 20150430000142220; Supplementary Declaration as recorded in Instrument No. 20151230000442820 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/01/2022 09:10:34 AM**  
**\$588.00 PAYGE**  
**20220601000219450**

*Allen S. Bayl*