

20220715000279360
07/15/2022 08:24:26 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Michael C. Guarino and Karen S. Guarino
2078 Knollwood Place
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 **SIX HUNDRED FIFTY THOUSAND AND 00/100 (\$650,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Fred W. Schafer and Catherine Thompson Schafer, Trustees or their successors in interest, of The Schafer Family Trust dated September 10, 2014, and any amendments thereto**, whose address is 14104 Kinley Way, Bham 35242 (hereinafter "Grantor", whether one or more), by **Michael C. Guarino and Karen S. Guarino**, whose address is 2078 Knollwood Place, Birmingham, AL 35242, (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 **Michael C. Guarino and Karen S. Guarino, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2078 Knollwood Place, Birmingham, AL 35242** to-wit:

Lot 1110, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C & D, 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, as recorded in Instrument #1994-07111 and amended in Instrument # 1996-17543 and 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. 11th Sector, recorded as Instrument #2000-41316 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 \$480,000.00 executed and recorded simultaneously herewith.

Karen S. Guarino is one and the same person as Karen Gaurino.

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 14th day of July, 2022.

The Schafer Family Trust dated September 10, 2014, and any amendments thereto

By: Fred W. Schafer
Fred W. Schafer, Trustee

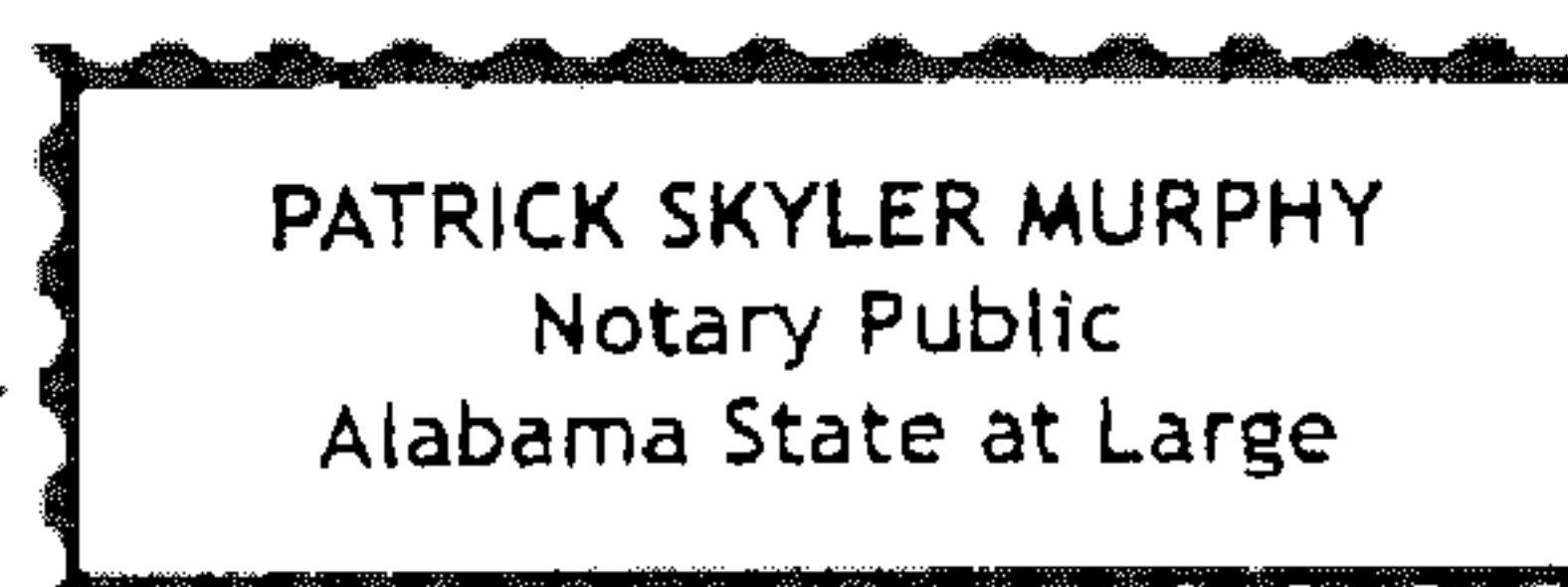
By: Catherine Thompson Schafer
Catherine Thompson Schafer, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Fred W. Schafer and Catherine Thompson Schafer, Trustees of The Schafer Family Trust dated September 10, 2014, and any amendments thereto whose name(s) is/are 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, (s)he, in her capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2022.

Patrick Skyler Murphy
Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2022 08:24:26 AM
\$677.00 BRITTANI
20220715000279360

Brittani S. Bayl