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08/08/2022 03:58:25 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Robert S. Mancill and Christy Mancill
2030 Blue Heron Circle
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, **Floyd L. Curtis and Frances L. Curtis, husband and wife**, whose address is **882 Griffin Park Circle, Birmingham AL 35242** (hereinafter "Grantor", whether one or more), by **Robert S. Mancill and Christy Mancill**, whose address is 2030 Blue Heron Circle 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 **Robert S. Mancill and Christy Mancill, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2030 Blue Heron Circle, Birmingham, AL 35242 to-wit:**

Lot 227, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

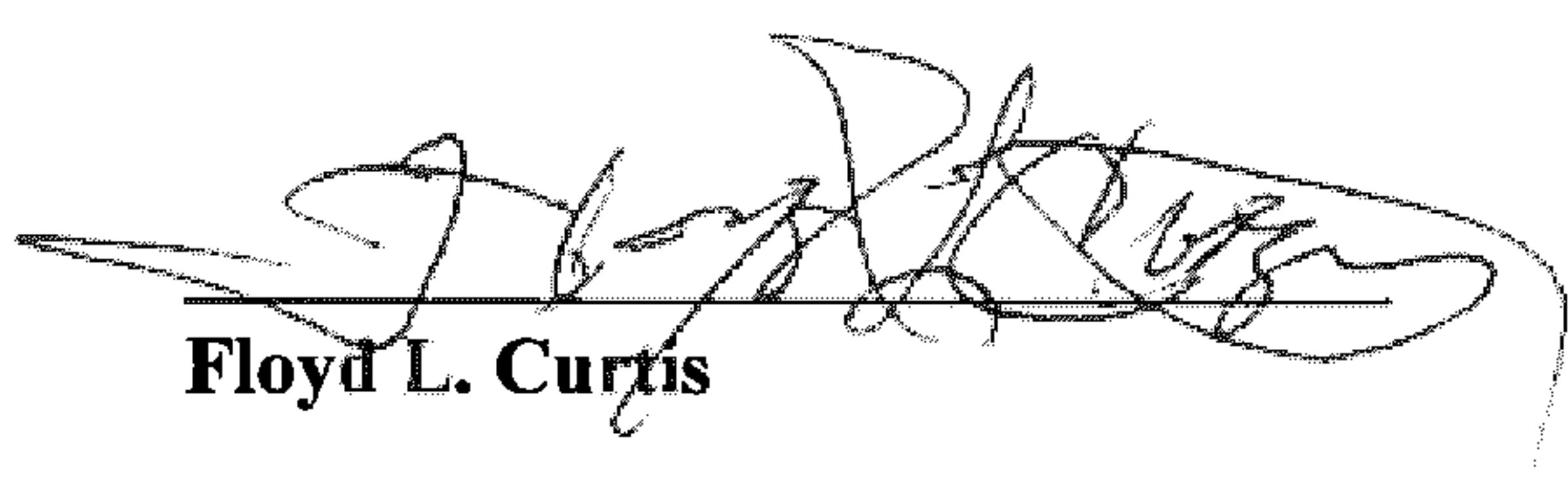
Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument# 1994-07111 and amended in Instrument# 1996-17543 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument 1996-10928 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.

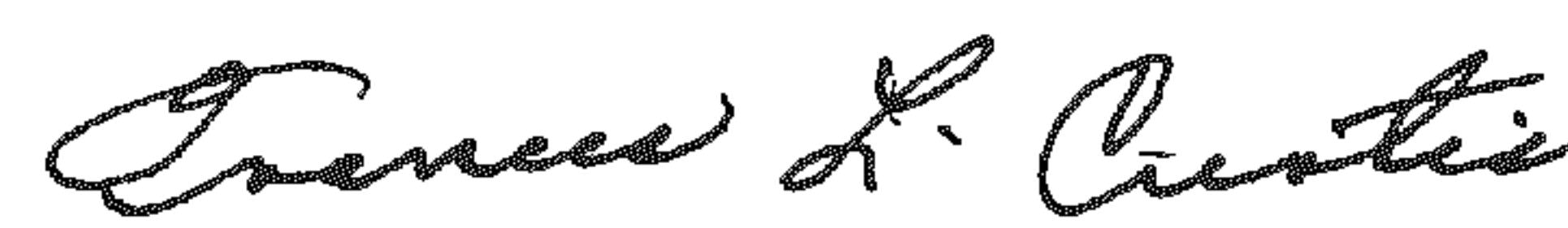
Subject to a third-party mortgage in the amount of \$520,000.00 executed and recorded simultaneously herewith.

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 5th day of August, 2022.



Floyd L. Curtis

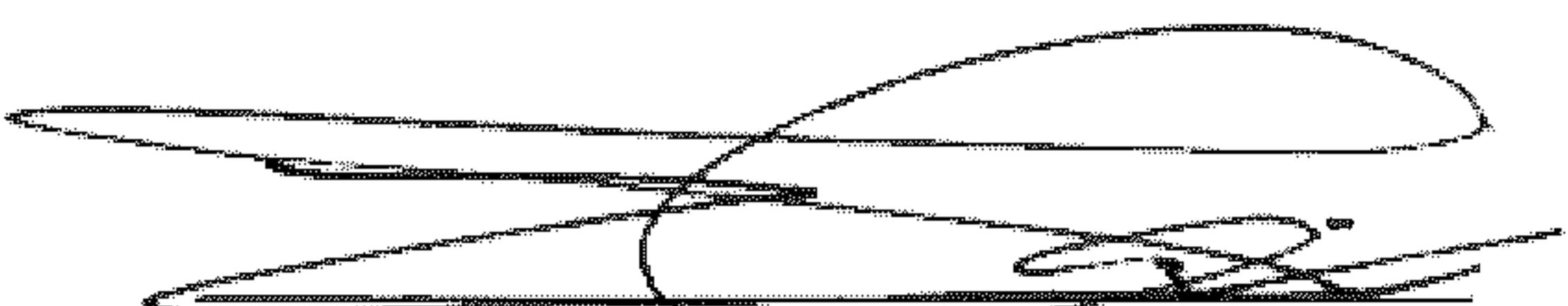


Frances L. Curtis

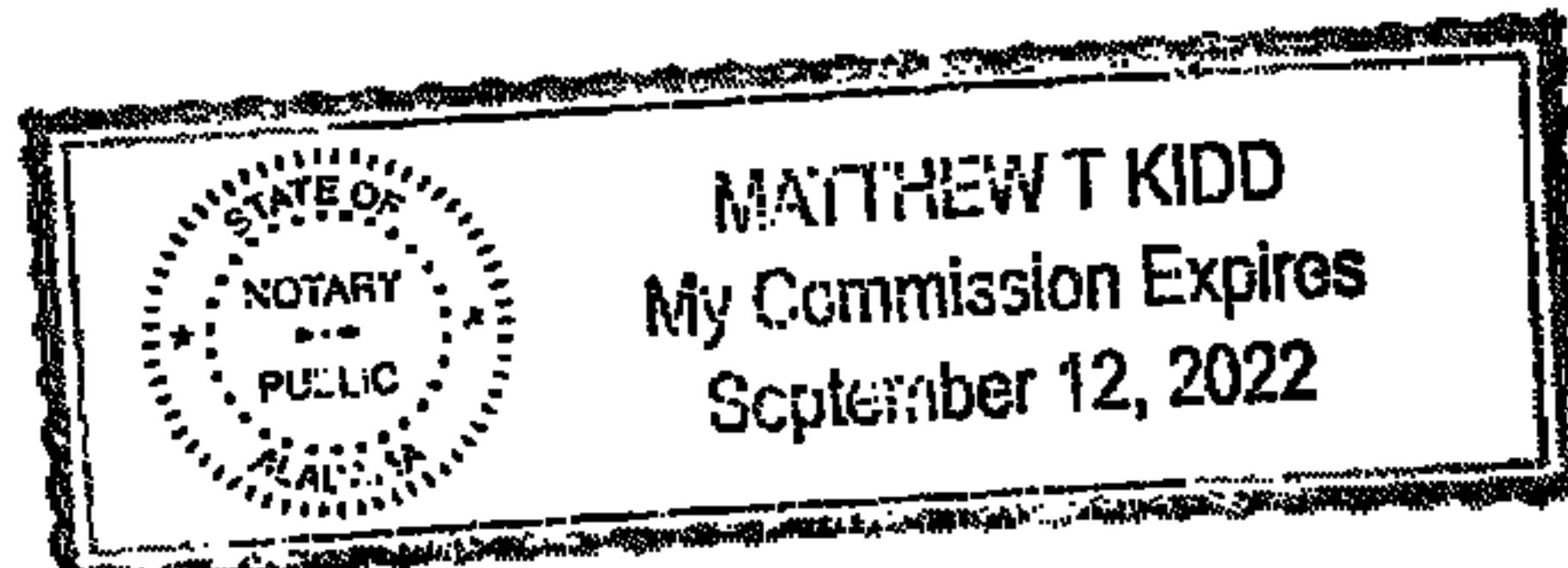
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Floyd L. Curtis and Frances L. Curtis whose names 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 5th day of August, 2022.



Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2022 03:58:25 PM
\$155.00 JOANN
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