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08/22/2022 03:23:13 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Jordan Shelby Earl
1051 Knollwood 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 **SIX HUNDRED FORTY THREE THOUSAND AND 00/100 (\$643,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kevin Rentfrow, acting through Malissa Rentfrow, his attorney-in-fact, and Malissa Rentfrow, a married couple**, whose address is 7235 North Highfield Lane, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Jordan Shelby Earl**, whose address is 1051 Knollwood Drive, 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 **Jordan Shelby Earl, a Single Woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1051 Knollwood Drive, Birmingham, AL 35242 to-wit:**

Lot 906, according to the Survey of Highland Lakes, 9% Sector, Phase 1, an Eddleman Community, as recorded in Map Book 24, Page 1, in the Judge of Probate Office of Shelby . County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area 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, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 9th Sector, recorded as instrument #1998-29634 in the Probate Office of Shelby County, Alabama.

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.

Malissa Rentfrow is one and the same as Malissa Kimbell

Subject to a third-party mortgage in the amount of \$578,700.00 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.

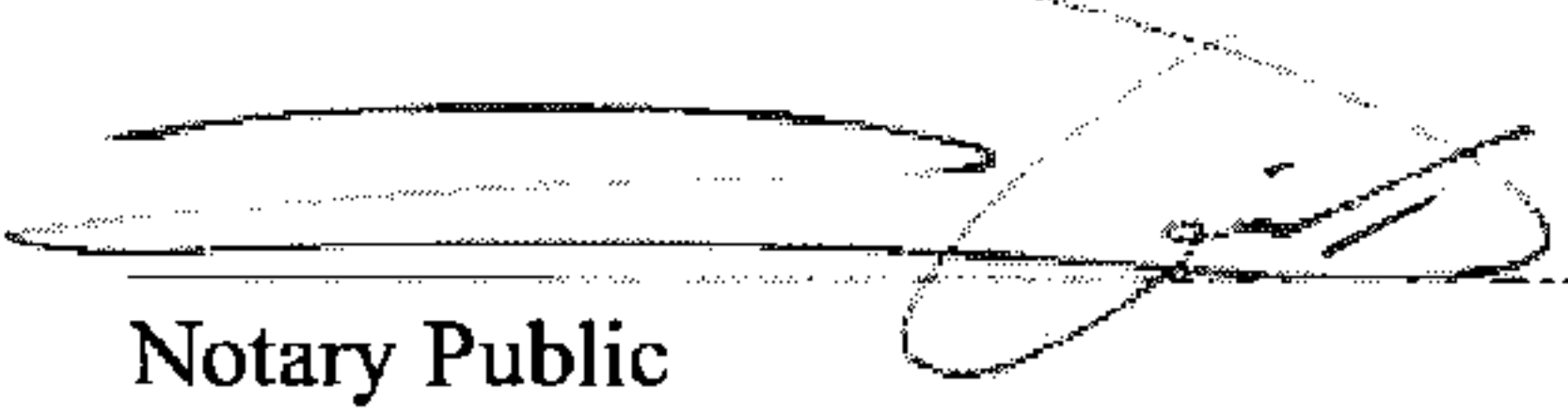
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 18th day of August, 2022.

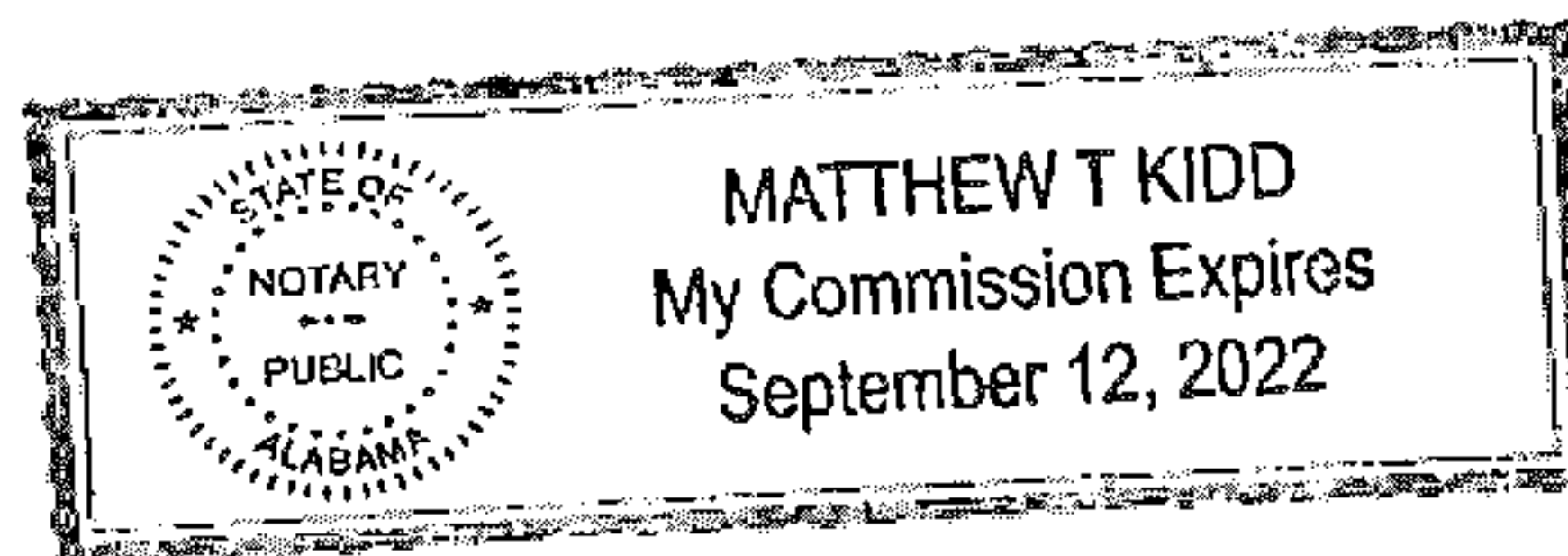

Malissa Rentfrow

STATE OF ALABAMA
COUNTY OF JEFFERSON

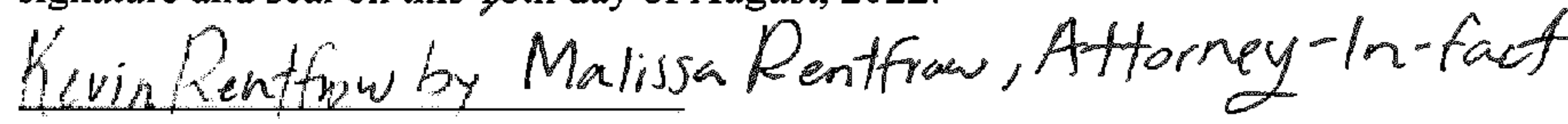
I, the undersigned Notary Public in and for said County and State, hereby certify that Malissa Rentfrow whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2022.


Notary Public
My Commission Expires:



IN WITNESS WHEREOF, Grantor, Kevin Rentfrow, by Malissa Rentfrow, as attorney-in-fact has set their signature and seal on this 18th day of August, 2022.


Kevin Rentfrow by Malissa Rentfrow, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Malissa Rentfrow, whose name as attorney in fact for Kevin Rentfrow, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 18th day of August, 2022.


Notary Public
My Commission Expires:

