

Send Tax Notice to:
Elise Hudson Stearns and Frederick
Scott Stearns
6049 English Village Lane
Birmingham, Alabama 35242

This Instrument Prepared By:
Shami Malone
111 Watterson Parkway
Trussville, AL 35173

File: **TVL-22-4123**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$575,000.00)** 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 **Ryan William Farlow and Ashley Cirilli Farlow**, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

3632 Rock Hill Road, Mountain Brook, AL 35223

by **Elise Hudson Stearns and Frederick Scott Stearns** (herein referred to as "Grantee," whether one or more), whose mailing address is

6049 English Village Lane, Birmingham, Alabama 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 **6049 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:

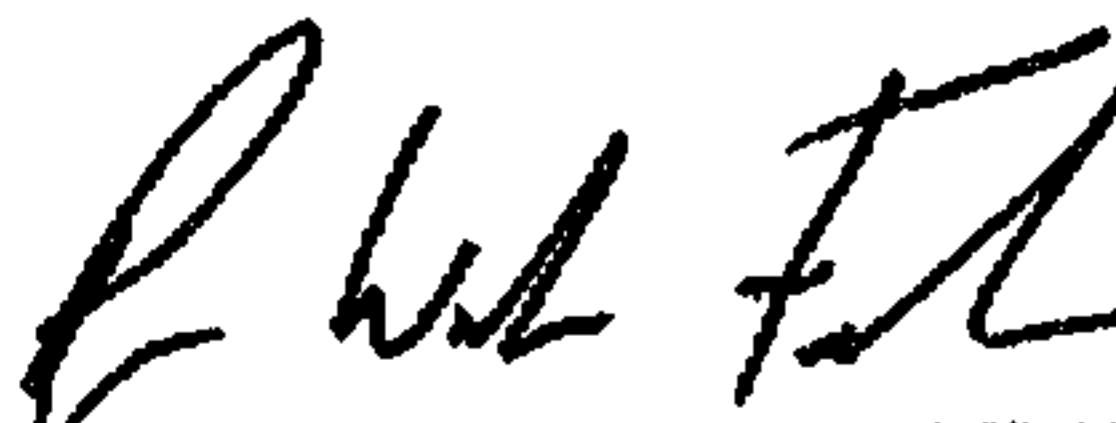
AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$431,250.00 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 7 day of OCTOBER,
2022.



Ryan William Farlow



Ashley Cirilli Farlow

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan William Farlow** and **Ashley Cirilli Farlow**, 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 7 day of OCTOBER, 2022.


Notary Public

Shami S. Malone

Printed Name

My Commission Expires: 11.3.24

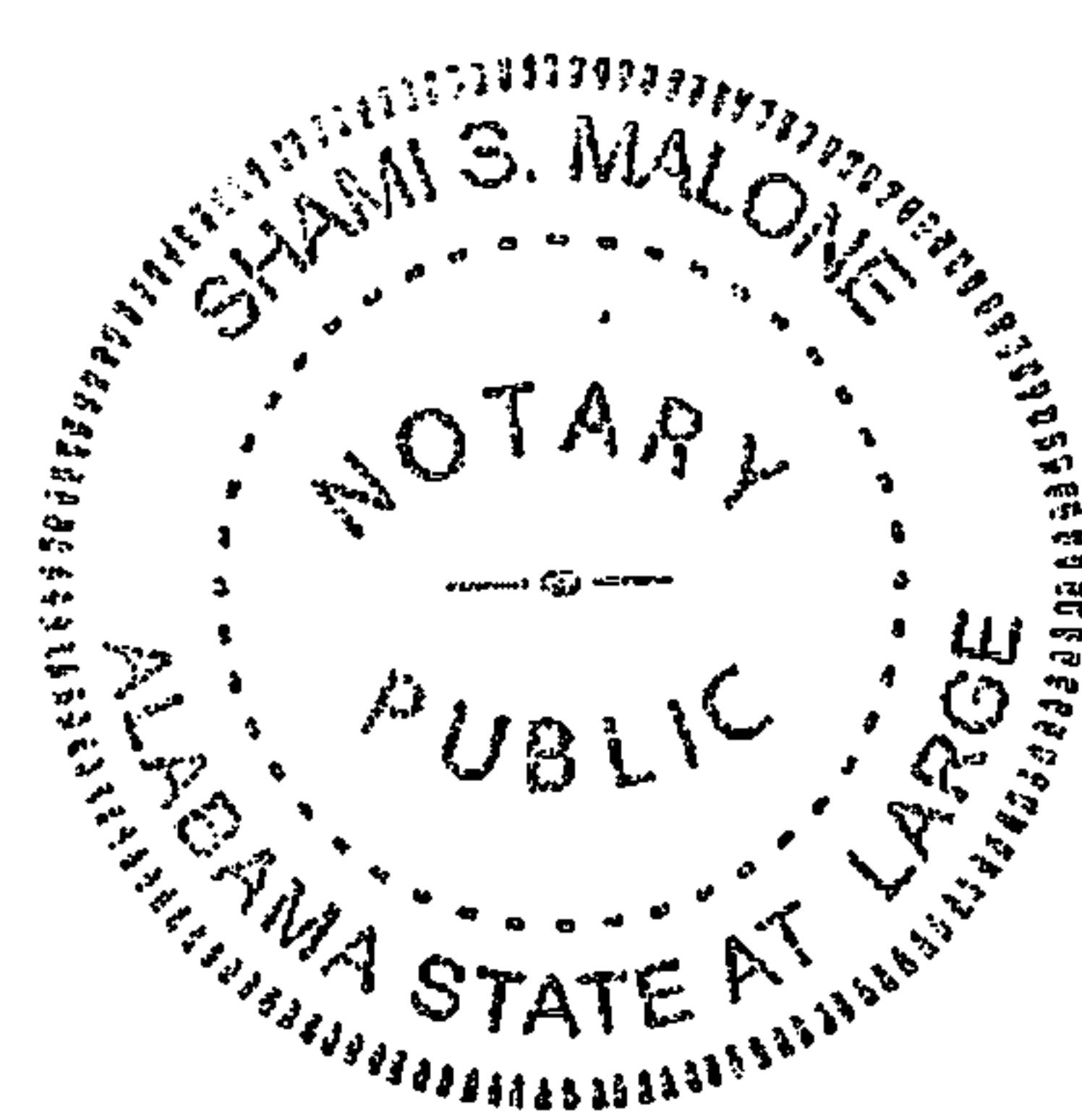


EXHIBIT A

Property 1:

Lot 4-16, 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
10/10/2022 09:24:51 AM
\$172.00 PAYGE
20221010000384210**

Allen S. Baylor