

Send tax notice to:
CEARA NORMAN
1024 KNOLLWOOD DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2023072

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Five Thousand and 00/100 Dollars (\$485,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHANNON R HARTSFIELD, A MARRIED MAN** whose mailing address is: 2030-Dexter Pl. Birmingham, AL 35243 (hereinafter referred to as "Grantors") by **CEARA NORMAN** whose property address is: **1024 KNOLLWOOD DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 938, according to the Survey of Highland Lakes, 9th 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:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No. 1994-07111, Inst. No. 1996-17543; Inst. #1998-29634 and Inst. No. 1999-31095.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
5. Agreement to Shelby Cable as recorded in Inst. #1997-33476.
6. Right-of-way granted to Birmingham Water Works recorded in Inst. #1996-25667.
7. Right-of-way granted to Alabama Power Company recorded in Real 111, Page 408.

\$388,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

Shannon R Hartsfield is the surviving grantee of that certain Warranty Deed recorded in Instrument # 20050405000157280. The other grantee Michelle J Hartsfield, having died on or about December 16, 2019.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

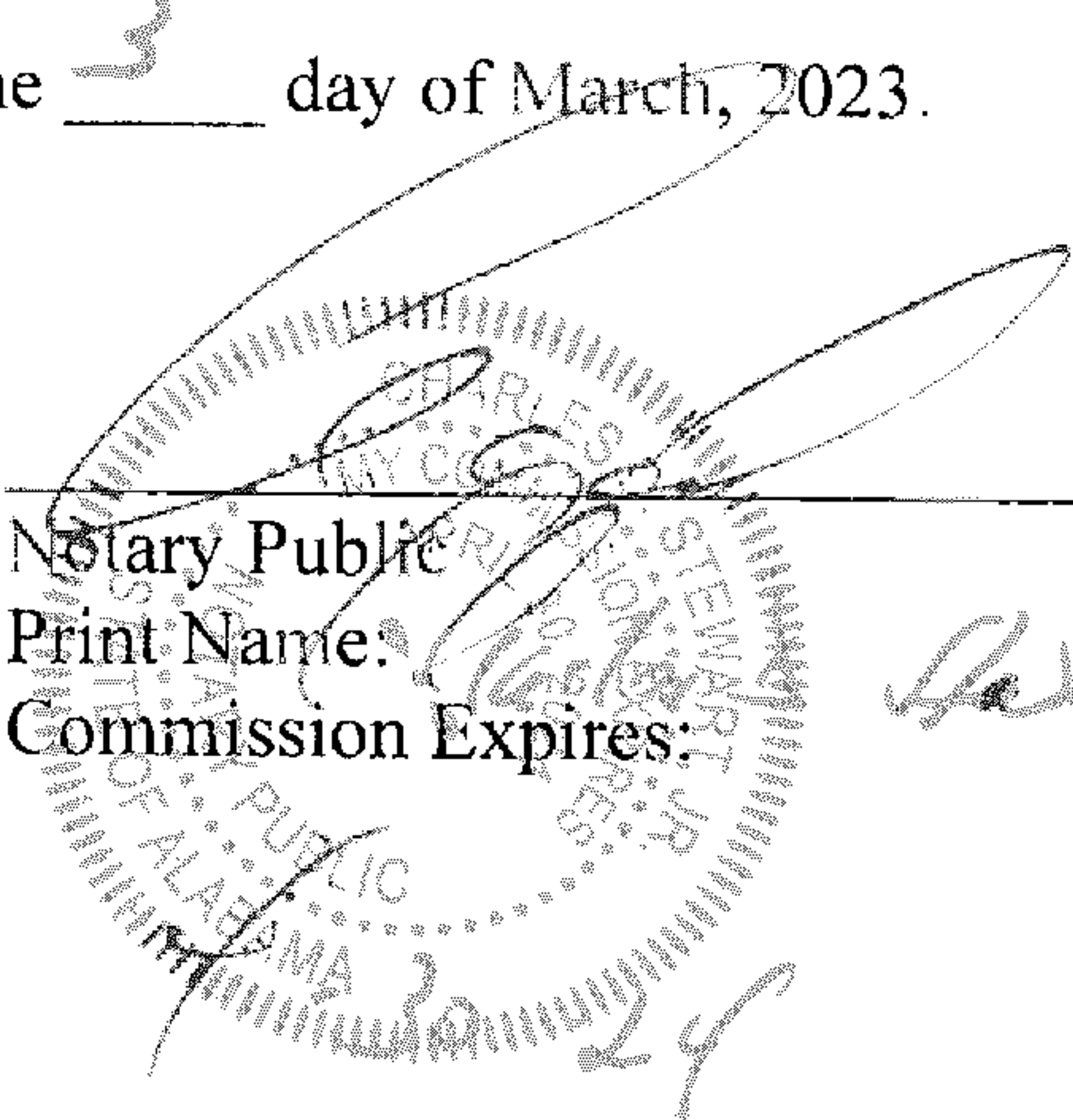
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3 day of March, 2023.

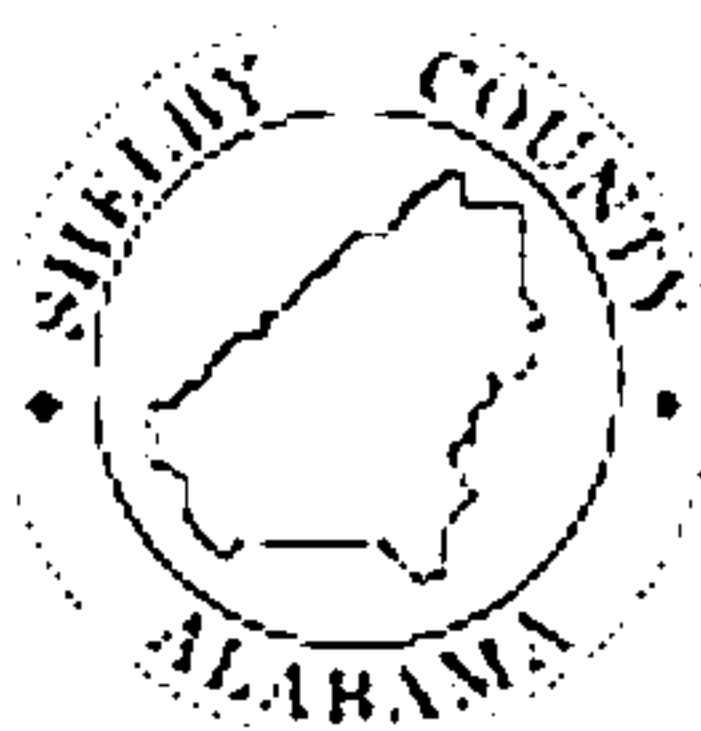

SHANNON R HARTSFIELD

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3 day of March, 2023.


Notary Public
Print Name: Charles Stewart Jr.
Commission Expires: 03/06/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2023 11:50:04 AM
\$122.00 BRITTANI
20230306000061180

