

This instrument was prepared by:

Send Tax Notice To:

Hand Arendall Harrison Sale LLC
1801 5th Avenue North
Suite 400
Birmingham, Alabama 35203

William Grady Willingham
Trustee of the William and Mary
Willingham Revocable Trust
5804 Feldspar Way
Birmingham, AL 35244

This instrument has been prepared in accordance with information supplied by the parties hereto. No title examination and/or title opinion was requested by either the Grantors or the Grantee, and none was conducted and/or rendered.

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

WARRANTY DEED

THIS INDENTURE MADE AND ENTERED into on this the 28 day of December, 2021, by and between **WILLIAM LEROY WILLINGHAM** and **MARY PAGE WILLINGHAM**, husband and wife (hereinafter referred to as "Grantors") and **WILLIAM GRADY WILLINGHAM, Trustee of the LEROY AND PAGE WILLINGHAM REVOCABLE TRUST** (hereinafter referred to as "Grantee").

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold, and conveyed and do by these presents give, grant, bargain, sell, and convey unto the Grantee, the following described lots or parcels of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 604, according to the Map of Highland Lakes, 6th Sector, an Eddleman Community, as recoded in Map Book 23, Page 153 A & B, in the Probate

20230307000063240 03/07/2023 02:42:17 PM DEEDS 2/4

Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

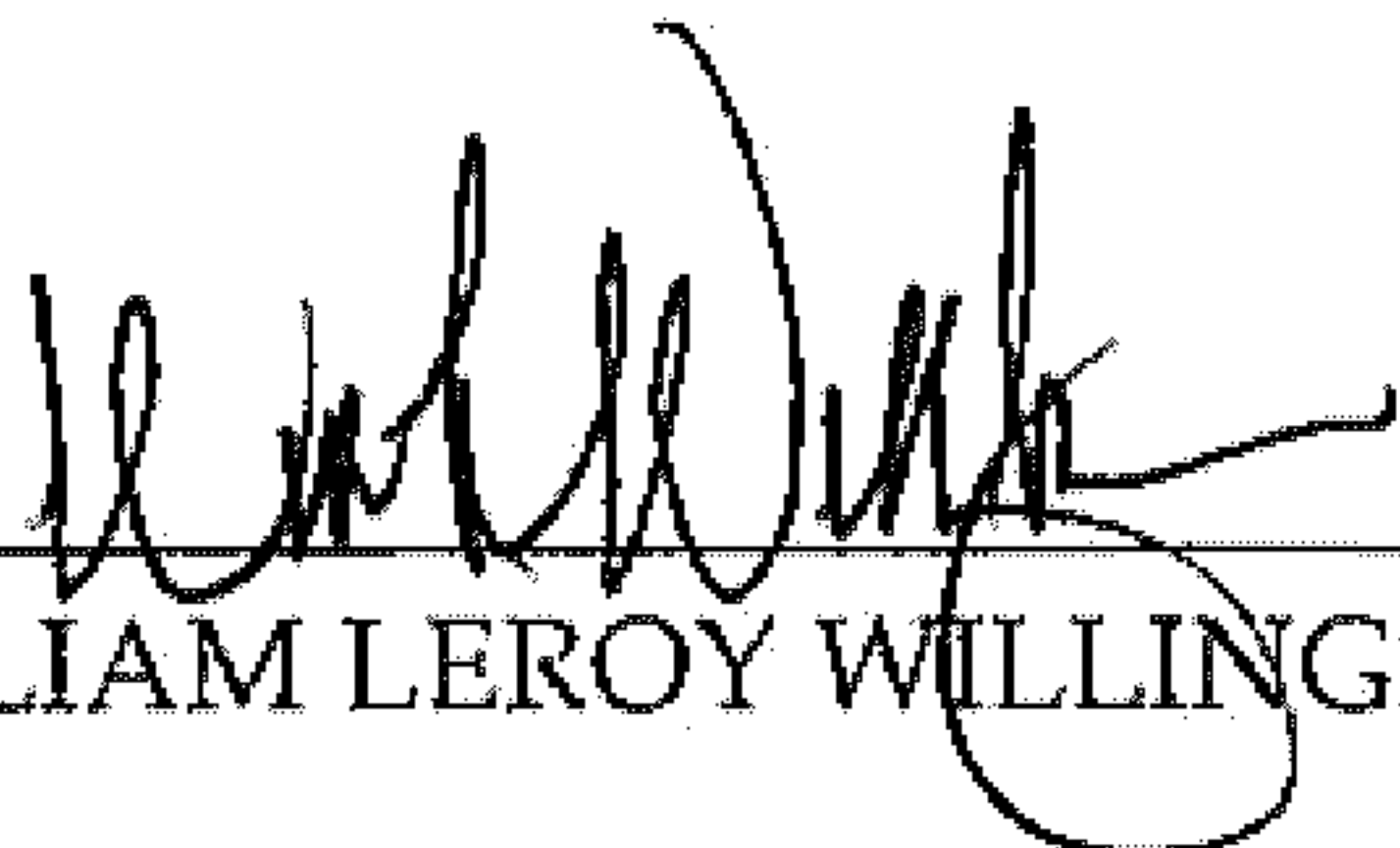
Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and amended 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, 6th Sector, recorded as Instrument No. 1998-12385 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SOURCE OF TITLE: Statutory Joint Survivorship Deed from DKM Enterprises, Inc., to William L. Willingham and Mary P. Willingham dated November 21, 2003, and recorded in the Office of the Judge of Probate of Shelby County, Alabama at 20031205000791920

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee, or the heirs and assigns of the Grantee.

And the Grantors do hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises and that they have a good and lawful right to sell and convey the same, that said premises are free from encumbrances except ad valorem taxes for the year 2021 which are due and payable on October 1, 2022, and that the Grantors will warrant and forever defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 28 day of December, 2021.



WILLIAM LEROY WILLINGHAM

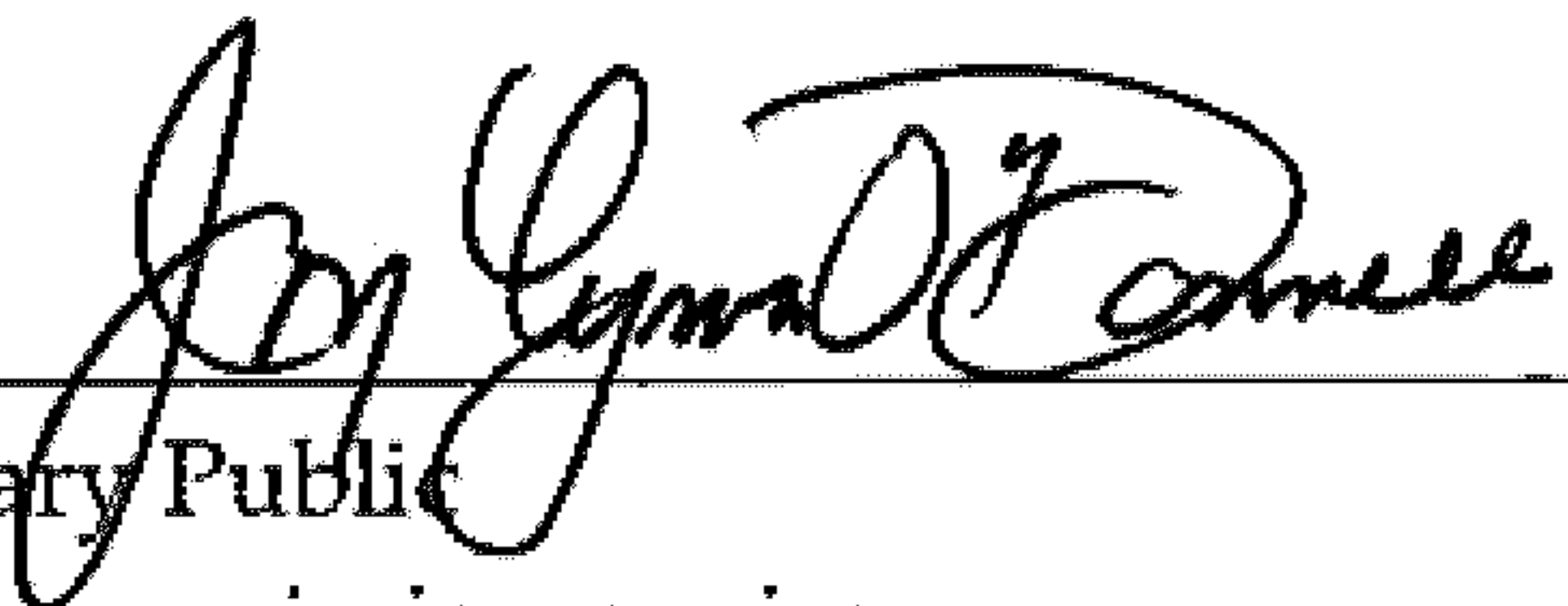


MARY PAGE WILLINGHAM

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM LEROY WILLINGHAM and MARY PAGE WILLINGHAM, whose names are signed to the foregoing instrument, and who are personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28th day of December, 2021.



Notary Public
My commission expires:
10/8/24

