

SEND TAX NOTICE TO:

Lee J. Friedman and Joan M.B. Friedman
136 Cedar Cove Drive
Pelham, AL 35124

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 **ONE HUNDRED SIXTY FOUR THOUSAND AND 00/100 (\$164,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Mackenzie Brown and Mary Martin Brown**, a married couple, whose address is 1120 Ashford Lane, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Lee J. Friedman and Joan M.B. Friedman**, whose address is 136 Cedar Cove Drive, Pelham, AL 35124, (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 **Lee J. Friedman and Joan M.B. Friedman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2087 Lindsay Lane, Pelham, AL 35043** to-wit:

Lot 39, according to the Survey of The Highlands, Phase 1, Sector 3, as recorded in Map Book 48 pages 39A and 39B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas as more particularly described in the Amended and Restated Declaration of Protective Covenants and Agreement for The Highlands, filed for record in Instrument 20170313000084930 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are 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.

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 31st day of May, 2023.



Mackenzie Brown



Mary Martin Brown

STATE OF ALABAMA
COUNTY OF SHELBY

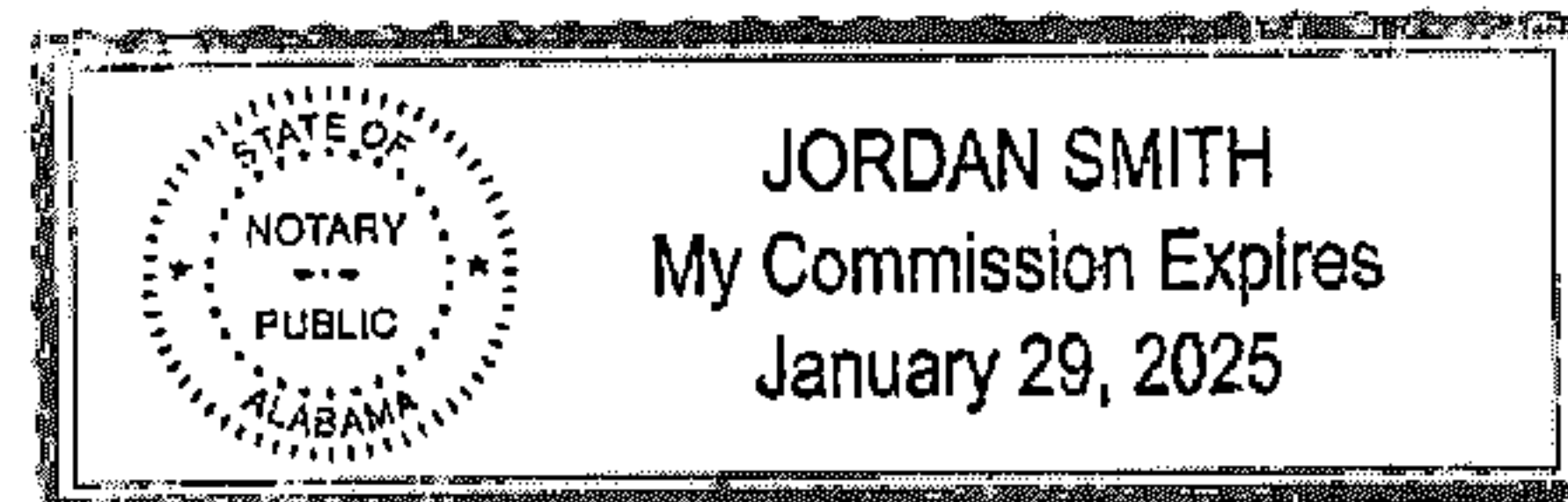
I, the undersigned Notary Public in and for said County and State, hereby certify that Mackenzie Brown and Mary Martin Brown whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he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

Given under my hand and official seal this 31st day of May, 2023.



Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2023 10:59:56 AM
\$189.00 PAYGE
20230531000162190

