

2023-029

Send tax notice to: Charles Reed and Hollie W. Reed, 3056 Highland Lakes Road, Birmingham, AL 35242

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six Hundred Thirty-Seven Thousand Nine Hundred and No/100 (\$637,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Ronald J. Dyar and Wanda S. Dyar, husband and wife, whose mailing address is:

46187 Portobello Road, Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Charles Reed and Hollie W. Reed, whose mailing address is:

3056 Highland Lakes Road, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 3056 Highland Lakes Road, Birmingham, AL 35242 to-wit**

Lot 814, according to the Map of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. 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 further 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, 8th Sector, recorded as Instrument No. 1998-15147 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

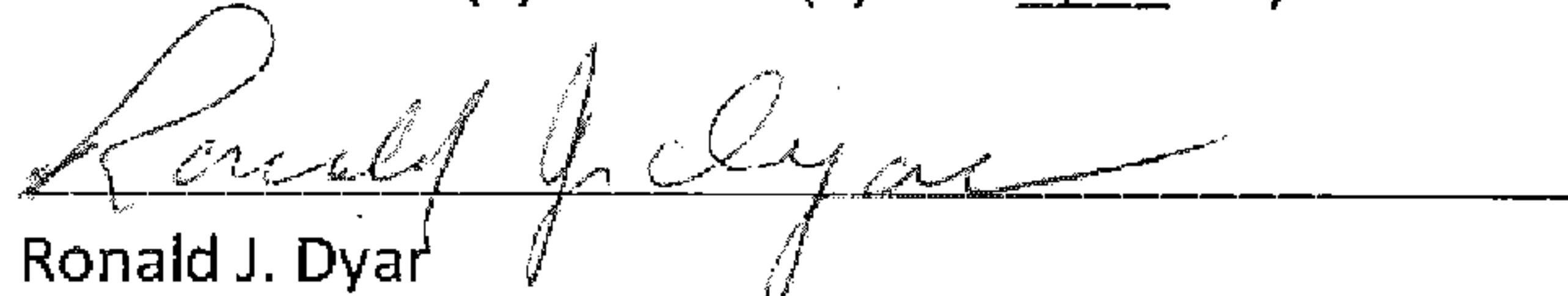
Subject to: All easements, restrictions and rights of way of record.

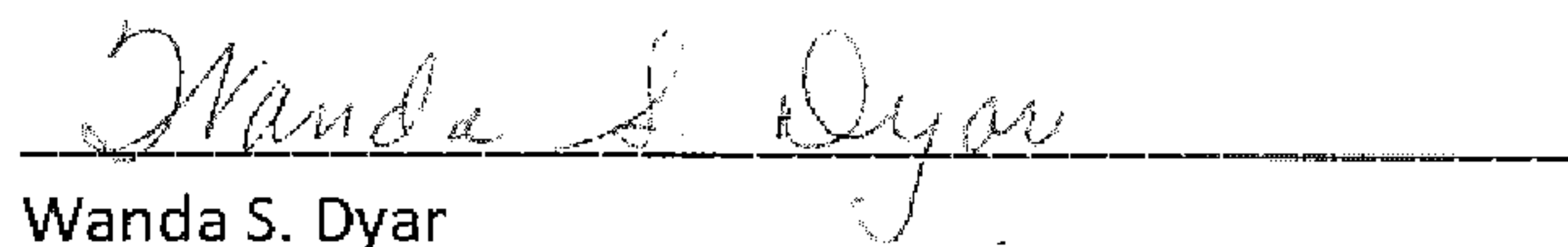
\$574,110.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 1 day of June 2023.


Ronald J. Dyar


Wanda S. Dyar

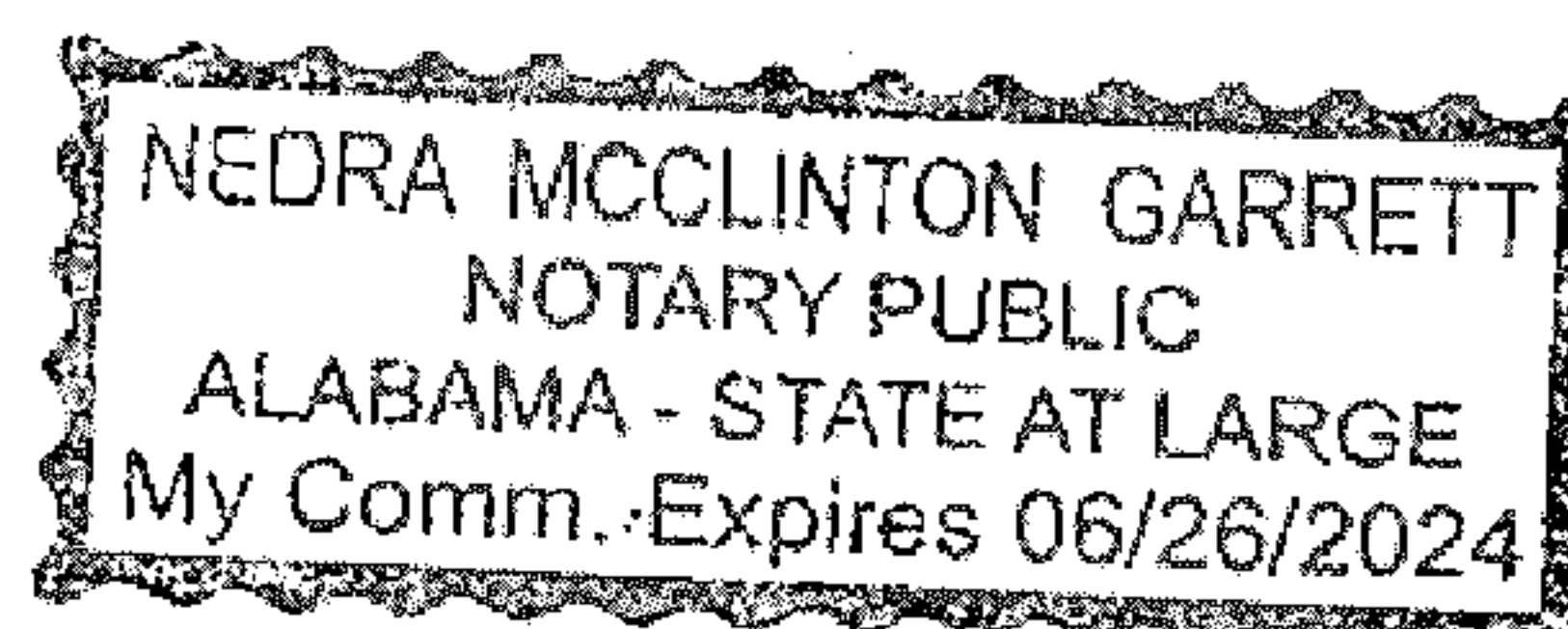
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald J. Dyar and Wanda S. Dyar**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of June 2023.


NOTARY PUBLIC

My Commission expires: 6.26.2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/09/2023 12:50:49 PM
\$89.00 BRITTANI
20230609000174180

