

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Wayne Beard and Cynthia Beard  
1022 Norman Dr.  
Birmingham, AL 35242

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA** )  
)  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Six Hundred Ninety-Six Thousand Five Hundred And No/100 Dollars (\$696,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joseph S. Heckel and John August Fogelgren, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Wayne Beard and Cynthia Beard (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 520, according to the Map and Survey of the Village at Highland Lakes, Phase Four - Fifth Sector, English Village Neighborhood, as recorded in Map Book 50, Page 91 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with non-exclusive 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, English Village Neighborhood, as recorded as Instrument No. 20150430000142220 Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument No. 20151230000442820, Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Phase 4, 5th Sector, as recorded in Instrument 20190619000218780 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is 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.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of June, 20 23.

Joseph S. Heckel  
Joseph S. Heckel

John August Fogelgren  
John August Fogelgren

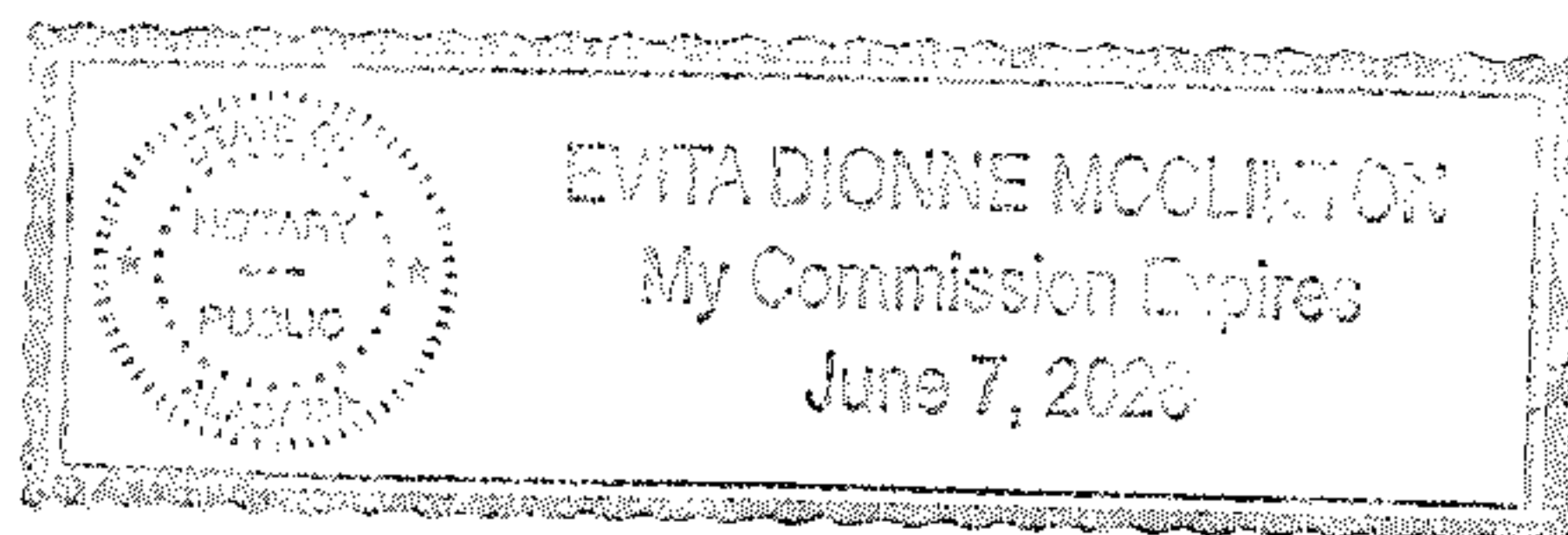
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph S. Heckel and John August Fogelgren 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 on this 30 day of June, 20 23

[Signature]  
Notary Public

My commission expires: 6-7-24



**Real Estate Sales Validation Form**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joseph S. Heckel and John August Grantee's Name Wayne Beard and Cynthia Beard  
Fogelgren

Mailing Address 1022 Norman Dr.  
Birmingham, AL 35242

Mailing Address 232 S Cool St  
Mentone, AL 35984

Property Address 1022 Norman Dr.  
Birmingham, AL 35242

Date of Sale June 30, 2023  
Total Purchase Price \$696,500.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other: \_\_\_\_\_

X Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - Joseph S. Heckel and John August Fogelgren, 1022 Norman Dr.,  
Birmingham, AL 35242.

Grantee's name and mailing address - Wayne Beard and Cynthia Beard, 232 S Cool St, Mentone, AL 35984.

Property address - 1022 Norman Dr., Birmingham, AL 35242

Date of Sale - June 30, 2023.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama  
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: June 30, 2023

Sign \_\_\_\_\_

Agent



**Filed and Recorded**

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**07/05/2023 12:10:18 PM**

**\$724.50 JOANN**

**20230705000200210**

*Allen S. Bayl*