

Send Tax Notice to:  
Dean Jerold Doria and Carol Doria  
1041 Watersedge Circle  
Birmingham, Alabama 35242

This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: **TVL-23-12114**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED EIGHTY THOUSAND AND 00/100 (\$680,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Vicki Marie Blackwell FKA Vicki Burleson, an unmarried woman, and Richard Burleson, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is**

3847 Green Valley Drive, Birmingham, AL 35243

by **Dean Jerold Doria and Carol Doria (herein referred to as "Grantee," whether one or more), whose mailing address is**

1041 Watersedge Circle, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1041 Watersedge Circle, Birmingham, AL 35242**, and more particularly described as:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:**

**AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**TO HAVE AND TO HOLD to said Grantees, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.**

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 23<sup>rd</sup> day of August, 2023.

Vicki Marie Blackwell

Vicki Marie Blackwell

Richard Burleson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Vicki Marie Blackwell and Richard Burleson 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2023.

Shami S. Malone  
Notary Public  
My Commission Expires: 11/3/2024

SHAMI S. MALONE  
Notary Public, Alabama State at Large  
My Commission Expires Nov 3, 2024

**EXHIBIT A****Property 1:**

Lot 374, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, in the Probate office of 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, 3rd Sector, Phase IV, recorded as Instrument #1998-29632 in the Probate Office of Shelby County, Alabama which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration".



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/23/2023 02:21:51 PM  
\$709.00 JOANN  
20230823000254180**

*Allen S. Boyd*