

SEND TAX NOTICE TO:

Lee Lichtenstein
4120 Lakeshore Drive
Birmingham, AL 35242

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 **SEVEN HUNDRED TEN THOUSAND AND 00/100 (\$710,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Arthur N. Wimberly and Carie J. Wimberly, a married couple**, whose address is P. O. Box 381071, Birmingham, AL 35238, (hereinafter "Grantor", whether one or more), by **Lee Lichtenstein**, whose address is 4120 Lakeshore Drive, Birmingham, AL 35242, (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 Lichtenstein**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4120 Lakeshore Drive, Birmingham, AL 35242 to-wit:**

Beginning at the Northwest corner of Lot 12, Fowler's Lake Estates, as recorded in Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the common line of Lakeshore Drive and Lot 12 for 120.42 feet to the P.C. (point of curve) of a curve to the left; thence continue along the last stated course in the arc of said curve, having a radius of 230.6 feet and a central angle of 3 degrees 33 minutes 37 seconds, for 15.0 feet to a point; thence turn an angle to the right of 80 degrees 08 minutes 24 seconds (angle measured to chord) and run in a Southeasterly direction for 164.0 feet to a point on the shoreline of Fowler's Lake; thence run in a Westerly direction along said shoreline for 123 feet, more or less, to the Southwest corner of said Lot 12; thence run in a Northwesterly direction along the common line of Lots 13 and 12 for 82.55 feet to a point; thence turn an angle to the right of 38 degrees 59 minutes and run in a Northerly direction along the common line of Lots "A" and Lot 12 for 66.53 feet to the point of beginning.

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.

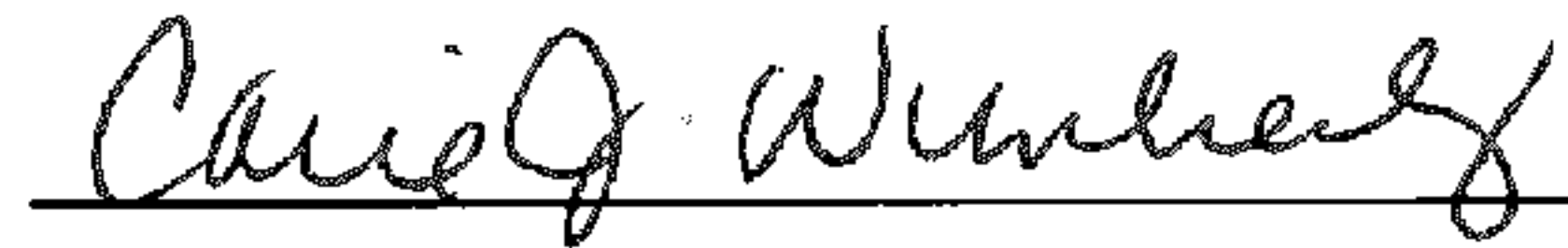
Subject to a third-party mortgage in the amount of \$400,000.00 executed and recorded simultaneously herewith.

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 18th day of September, 2023.



Arthur N. Wimberly

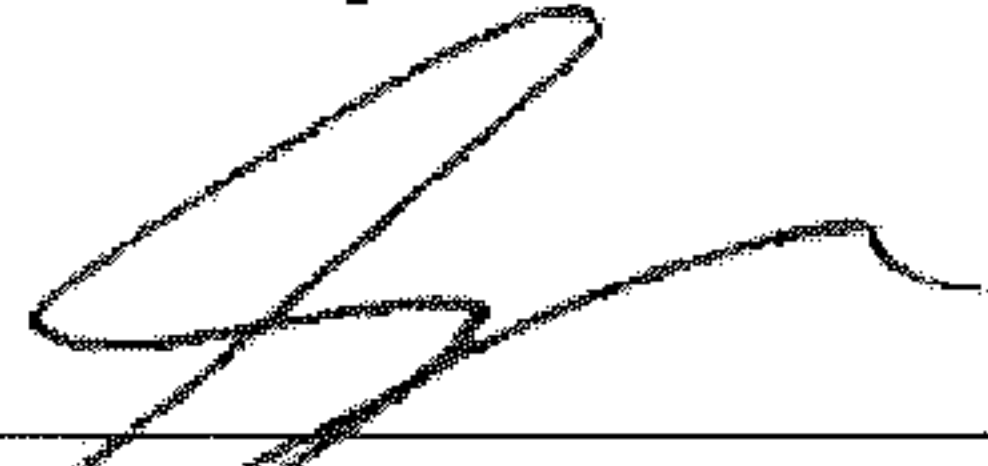


Carie J. Wimberly

STATE OF ALABAMA
COUNTY OF JEFFERSON

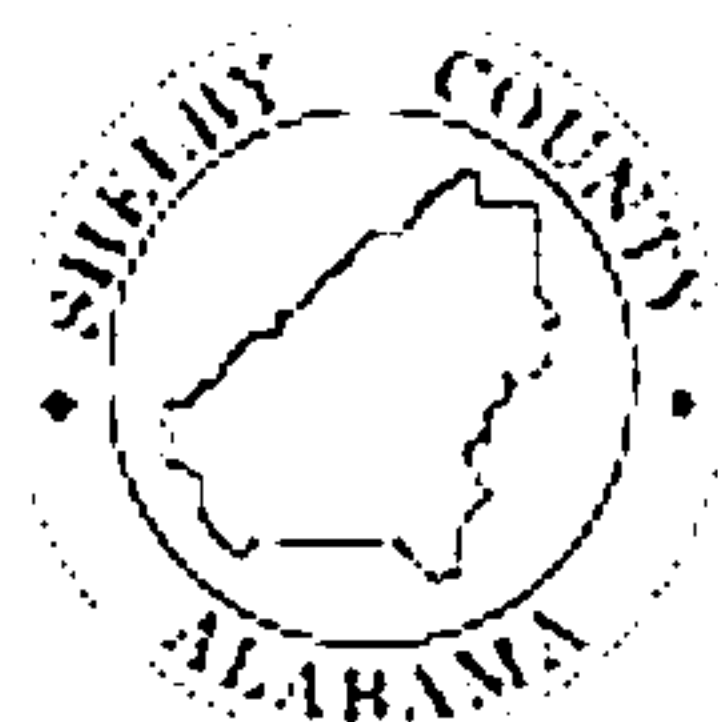
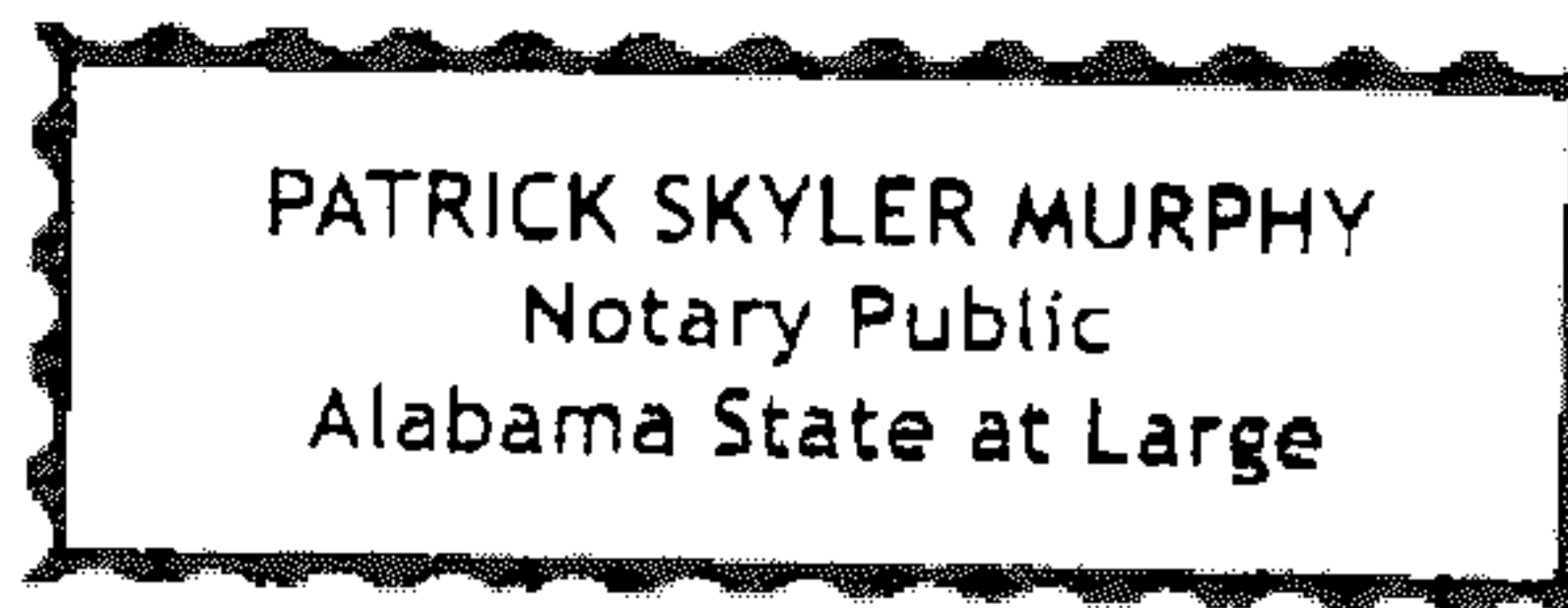
I, the undersigned Notary Public in and for said County and State, hereby certify that Arthur N. Wimberly and Carie J. Wimberly whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he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

Given under my hand and official seal this 18th day of September, 2023.



Notary Public

My Commission Expires: *03-25-26*



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2023 01:37:22 PM
\$335.00 JOANN
20230919000280930**

Allie S. Bayl