

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20231016000305440 1/3 \$803.50
Shelby Cnty Judge of Probate, AL
10/16/2023 01:28:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned, James D. Handley and Patricia B. Handley, herein referred to as Grantors, in hand paid by Jaima H. Binzer and Jason P. Handley referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The Grantors reserve a Life Estate interest in the above described property

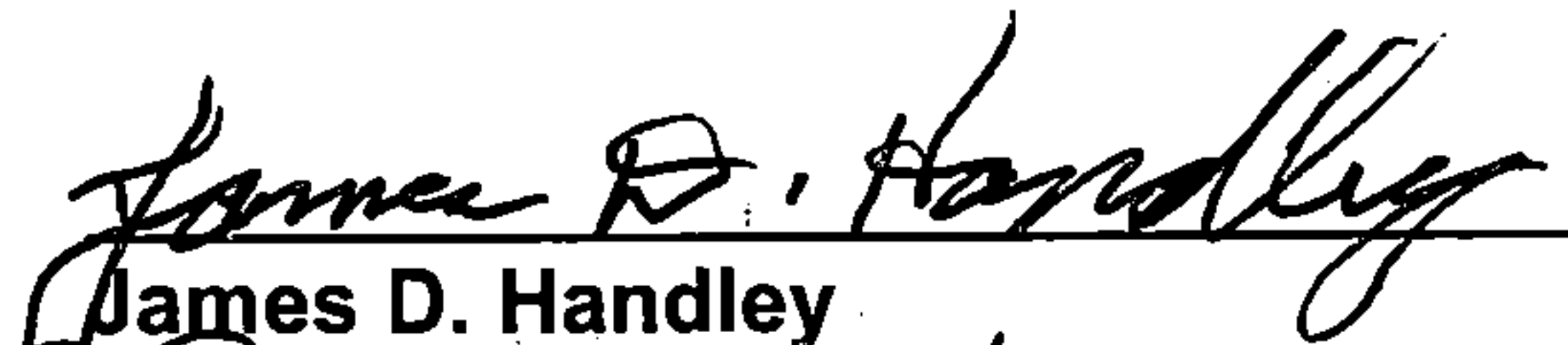
THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

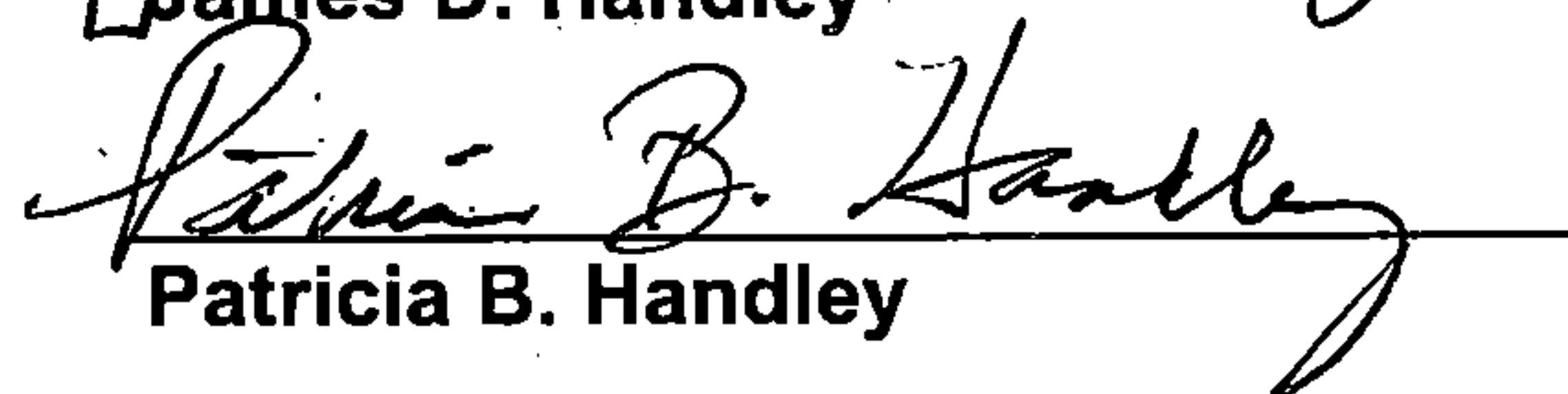
TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantees herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors has hereunto set their hand and seal this the 4th day of October, 2023.


James D. Handley


Patricia B. Handley

Shelby County, AL 10/16/2023
State of Alabama
Deed Tax: \$773.50

STATE OF ALABAMA,
SHELBY COUNTY.



20231016000305440 2/3 \$803.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, in and for said County, in said State, hereby certify that, James D. Handley whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 04 day of October, 2023.

Laura Bollinger
NOTARY PUBLIC
My Commission Expires: 03-03-2027
LAURA L. BOLLINGER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 03, 2027

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Patricia B. Handley whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 04 day of October, 2023.

Laura Bollinger
NOTARY PUBLIC
My Commission Expires: 03-03-2027

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

LAURA L. BOLLINGER
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAR. 03, 2027

Property Address:
1201 Highland Lakes Trail
Birmingham, AL 35242

Grantor's Address:
1201 Highland Lakes Trail
Birmingham, AL 35242

Grantee's Address:
Jaima Binzer
3312 Sunny Meadows Court
Birmingham, AL 35242

Grantee's Address:
Jason P. Handley
512 Jude Lane
Waxhaw, NC 28173

Value \$ 773,240.00



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EXHIBIT 'A' LEGAL DESCRIPTION

Lot 274, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F. & G, 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.