

SEND TAX NOTICE TO:
Robert Edwin Lykes
3025 Kelham Grove Way
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 **THREE HUNDRED NINETY FOUR THOUSAND AND 00/100 (\$394,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Zachary Griffith**, a single man, whose address is 1049 Fairfield Lane, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **The Robert Edwin Lykes Revocable Trust dated February 13, 2018**, whose address is 3025 Kelham Grove Way, 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 **The Robert Edwin Lykes Revocable Trust dated February 13, 2018**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3025 Kelham Grove Way, Birmingham, AL 35242 to-wit:**

Lot 12, according to the Survey of The Village at Highland Lakes Kelham Grove Neighborhood, as recorded in Map Book 43, pages 87A & 87B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument 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, Kelham Grove Neighborhood, recorded in Instrument 20130613000242820, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declarations").

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 \$397,624.60 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 7th day of November, 2023.

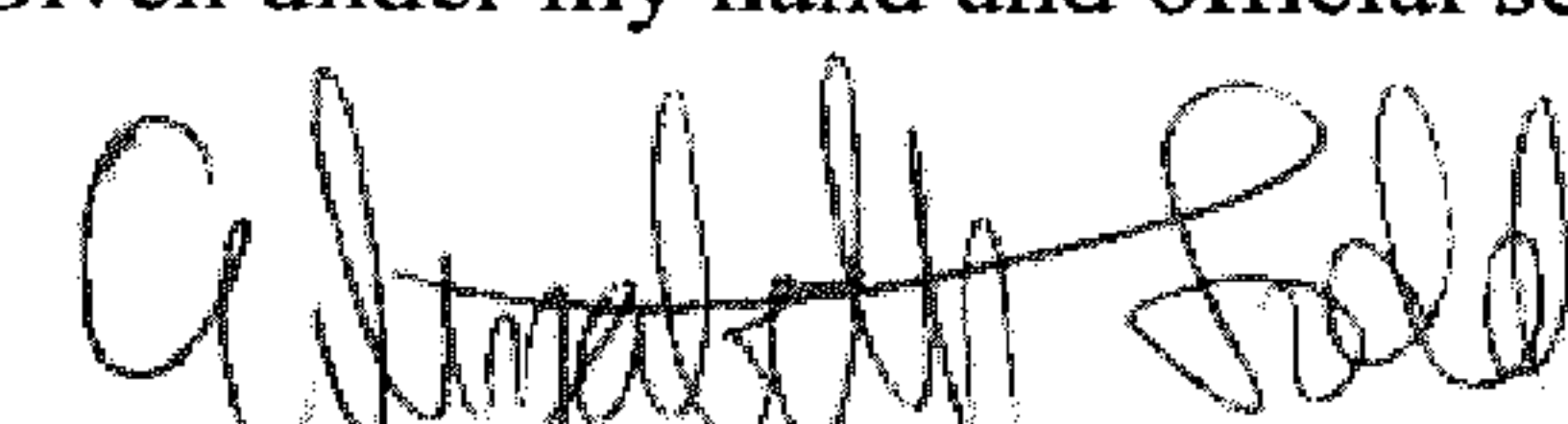


Zachary Griffith

STATE OF ALABAMA
 COUNTY OF SHELBY

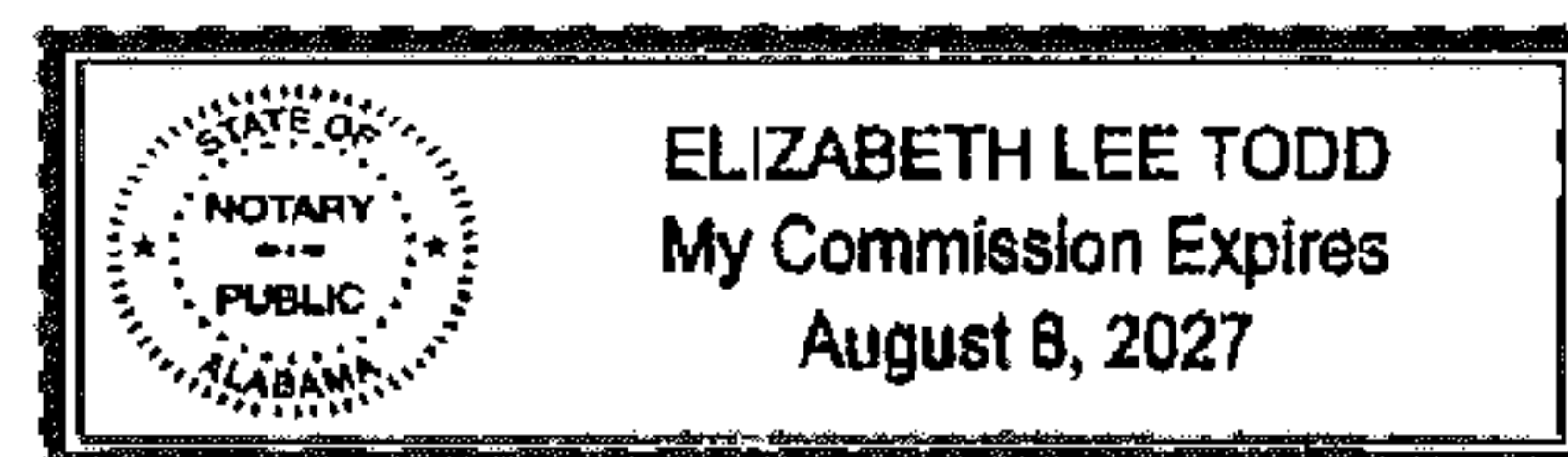
I, the undersigned Notary Public in and for said County and State, hereby certify that Zachary Griffith whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily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

Given under my hand and official seal this 31st day of October, 2023.



 Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2023 12:03:15 PM
 \$26.00 JOANN
 20231101000321020

