

SEND TAX NOTICE TO:

Kathryn H. Williams and James R. Williams
1109 Regent Park 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 **FIVE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$559,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Pavoni and Kara Pavoni, a married couple**, whose address is 780 Birkdale Drive, Fayetteville, GA 30215, (hereinafter "Grantor", whether one or more), by **Kathryn H. Williams and James R. Williams**, whose address is 1109 Regent Park 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 **Kathryn H. Williams and James R. Williams, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1109 Regent Park Drive, Birmingham, AL 35242 to-wit:**


Lot 54, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Six, as recorded in Map Book 42, page 60, in the Probate Office of Shelby County, Alabama.

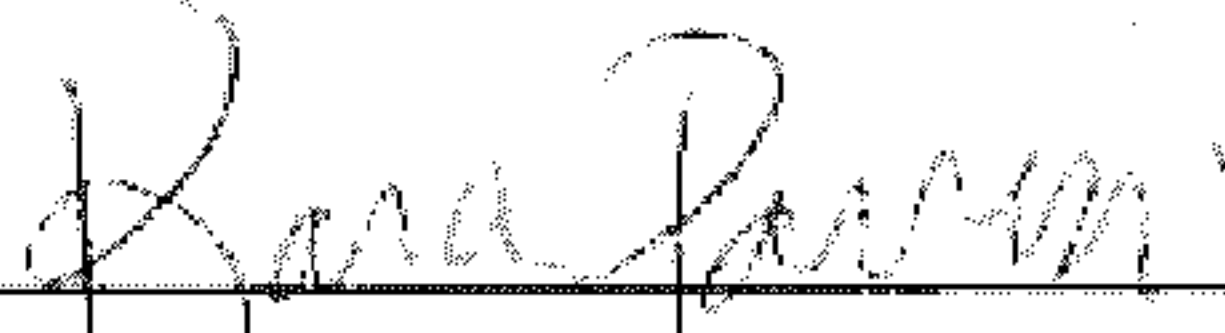
Together with nonexclusive easement to use the private roadways and Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood recorded in Instrument 20070223000084910 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. Mining and mineral rights excepted.

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 05 day of December, 2023.

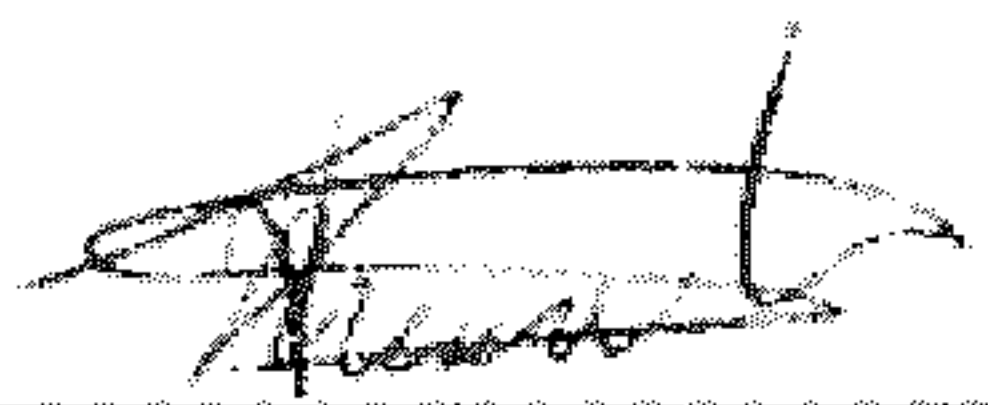

James Pavoni

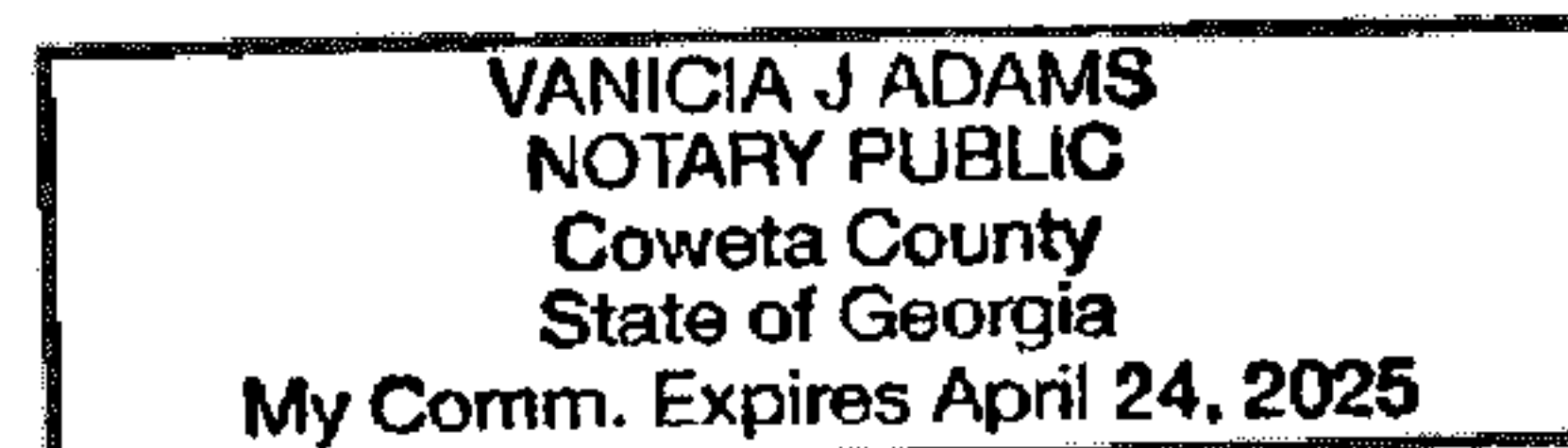

Kara Pavoni

STATE OF Georgia
COUNTY OF Wayne

I, the undersigned Notary Public in and for said County and State, hereby certify that James Pavoni and Kara Pavoni 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 ~~they~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 day of ~~July~~ ^{December}, 2023.
NJA


Notary Public VANICIA J ADAMS
My Commission Expires: 04/24/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 03:43:23 PM
\$585.00 MOLLY
20231208000355060

