

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee Mailing Address/
Send Tax Notice To:
Joshua Edward Lenz
Traci N Lenz
1055 Norman Dr
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Sixty Thousand and 00/100 Dollars (\$560,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Brian D Gapen and Cathy E Gapen, Husband & Wife

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Joshua Edward Lenz and Traci N Lenz

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 511, according to the Map and Survey of The Village at Highland Lakes, Phase 4 – 5th Sector English Village Neighborhood, as recorded in Map Book 50, Page 91, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 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, English Village Neighborhood, as recorded as Instrument 20150430000142220 Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument 20151230000442820, Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Phase 4, 5th Sector, as recorded in Instrument 20190619000218780 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

\$508,200.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 29th day of December, 2023.


Brian D Gapen


Cathy E Gapen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Brian D Gapen and Cathy E Gapen** 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 seal this December 29, 2023.

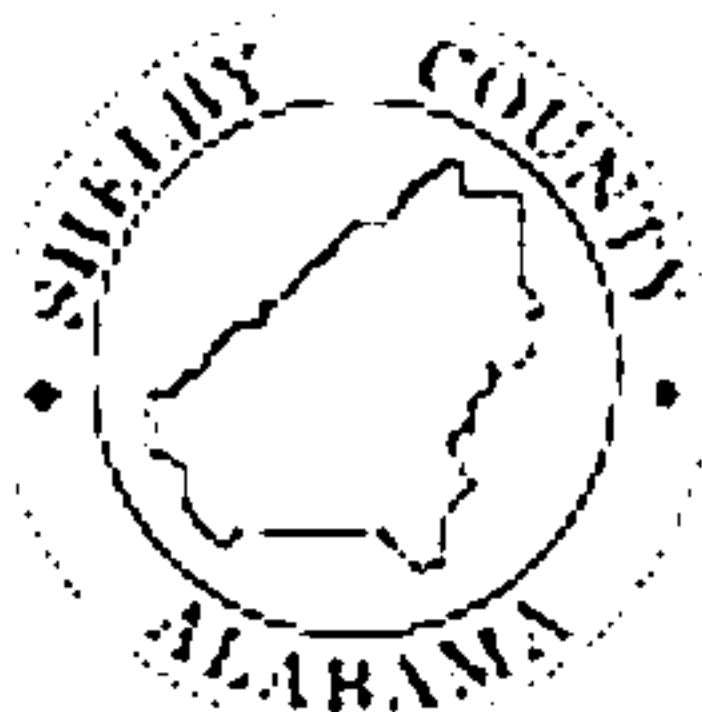
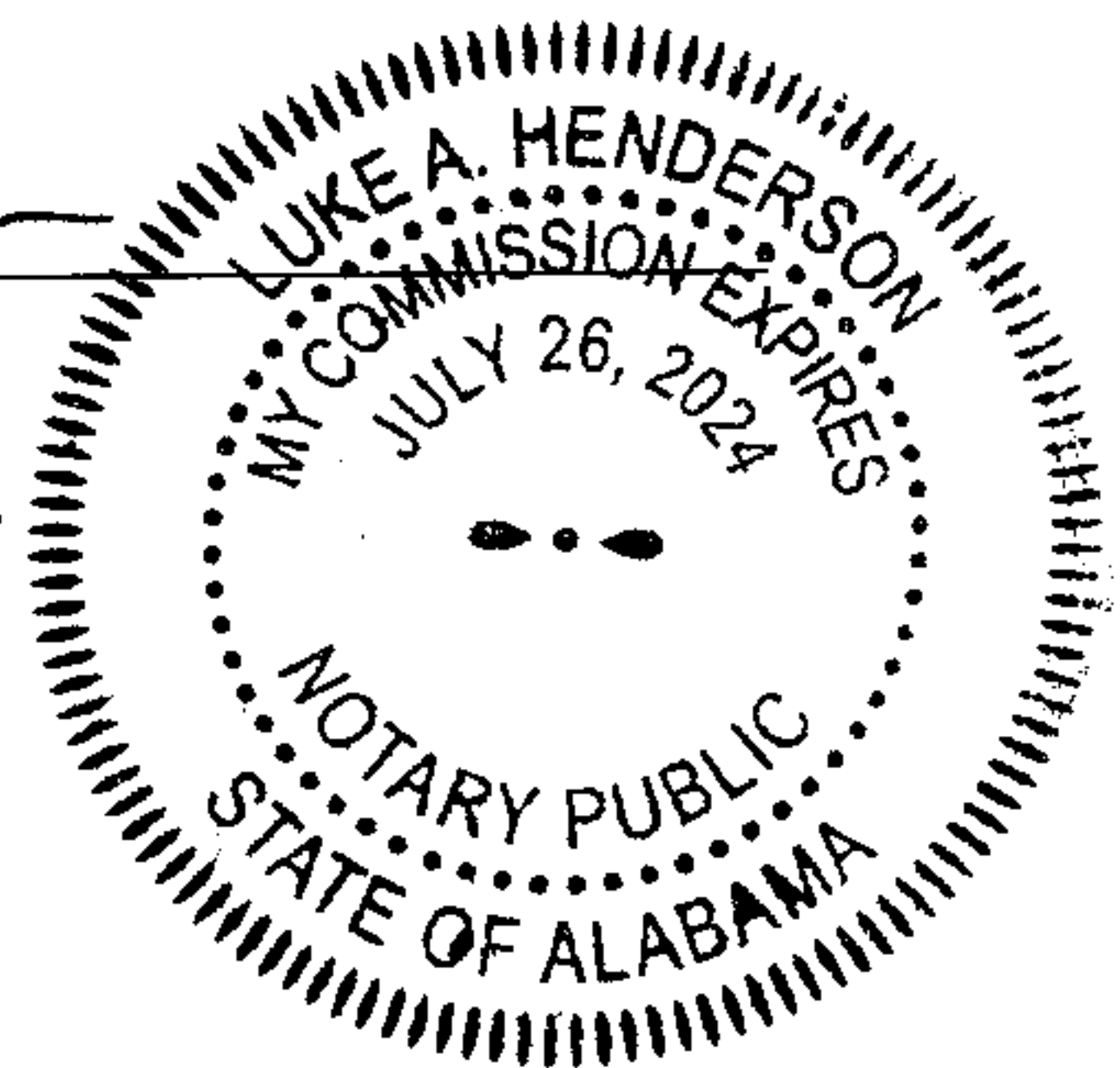
My Commission Expires:


Notary Public

Grantor's Address: 7015 Blackberry Ln. Pell City, AL 35128

Property Address: 1055 Norman Dr Birmingham, AL 35242

Parcel ID Number: 09 2 04 0 010 008.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 08:33:14 AM
\$77.00 JOANN
20240103000000200

