

SEND TAX NOTICE TO:
Molly Morrissey and Frank Morrissey
263 Highland 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 NINETY FIVE THOUSAND AND 00/100 (\$595,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Susan Storer, an unmarried woman**, whose address is **4109 Allencrest Lane, Dallas, TX 75244** (hereinafter "Grantor", whether one or more), by **Molly Morrissey and Frank Morrissey, Wife and Husband**, whose address is **263 Highland 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 **Molly Morrissey and Frank Morrissey, Wife and Husband**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 263 Highland Park Drive, Birmingham, AL 35242 to-wit:**

PARCEL I:

Lot 1709-A, according to the Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27, Page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, recorded in Instrument #2000-41317, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

PARCEL II:

The non-exclusive easement for ingress and egress, a wall and private driveway as set out in Instrument #2001-32297, in the Probate Office, more particularly described as follows:

A parcel of land situated in the Southwest 1/4 of Section 9, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of Lot 1709-A, as recorded in Resubdivision of Highland Lakes 17th Sector, an Eddleman Community Map Book 27, Page 90 A & B, said point also being on the East right of way of Highland Park Drive as recorded in said Highland Lakes, 17th Sector; thence run in a Southeasterly direction along the North line of said Lot 1709-A, and also along the South line of Lot 1708-A, as recorded in said Highland Lakes 17th Sector, for

a distance of 13.0 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northeasterly direction for a distance of 3.5 feet to a point; thence turn an angle to the right 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 75.0 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 3.5 feet to a point on the North line of said Lot 1709-A; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 75.0 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

Susan Storer is the surviving grantee of that certain deed recorded in Instrument # 20040729000421130, in the Probate Office of Shelby County, Alabama; the other grantee, Barry Storer, having died on or about the 14th day of March, 2016.

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 \$565,250.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, 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 10th day of January, 2024.

Susan Storer
Susan Storer

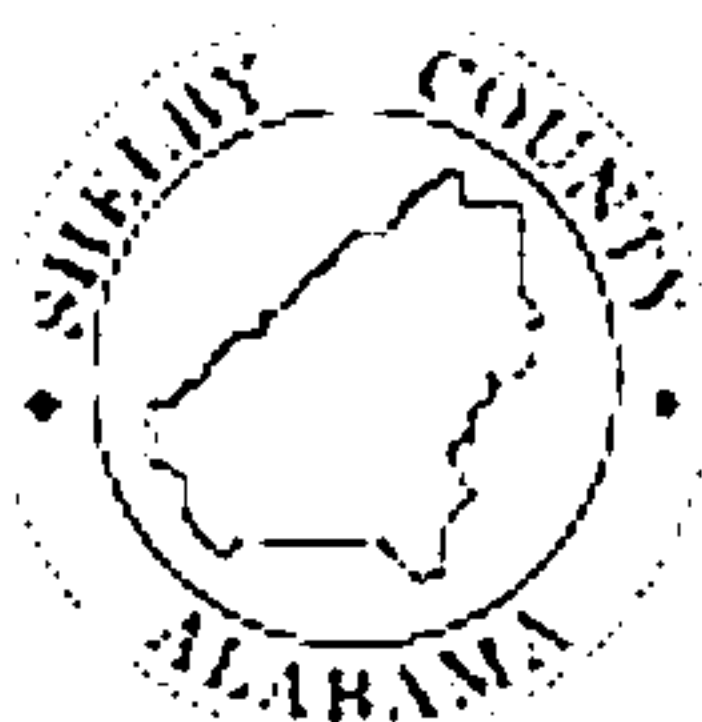
STATE OF TEXAS

COUNTY OF Dallas

I, the undersigned Notary Public in and for said County and State, hereby certify that Susan Storer whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2024.

Kellie Lea Sellick
Notary Public
My Commission Expires: 07-07-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 02:00:05 PM
\$58.00 JOANN
20240117000012590

Allen S. Bayl