

### 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:  
Patti Griffin  
3012 Newbury Cir  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Daniel T Ellis and spouse, Samuel Ellis**  
(herein referred to as "Grantors") do grant, bargain, sell and convey unto  
**Patti Griffin**

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

**Lot 1024, according to the Survey of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 27, 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 and amended in Inst. No. 1996-17543 and Inst. No. 1993-31095, and Supplemental Covenants as set out in Inst. No. 1999-43196 in the Probate Office of Shelby County, Alabama, for Highland Lakes, a Residential Subdivision, 10th Sector, in the Probate Office of Shelby County, Alabama.**

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

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, her 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 Grantee, her 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 19th day of January, 2024.



**Daniel T Ellis**



**Samuel Ellis**

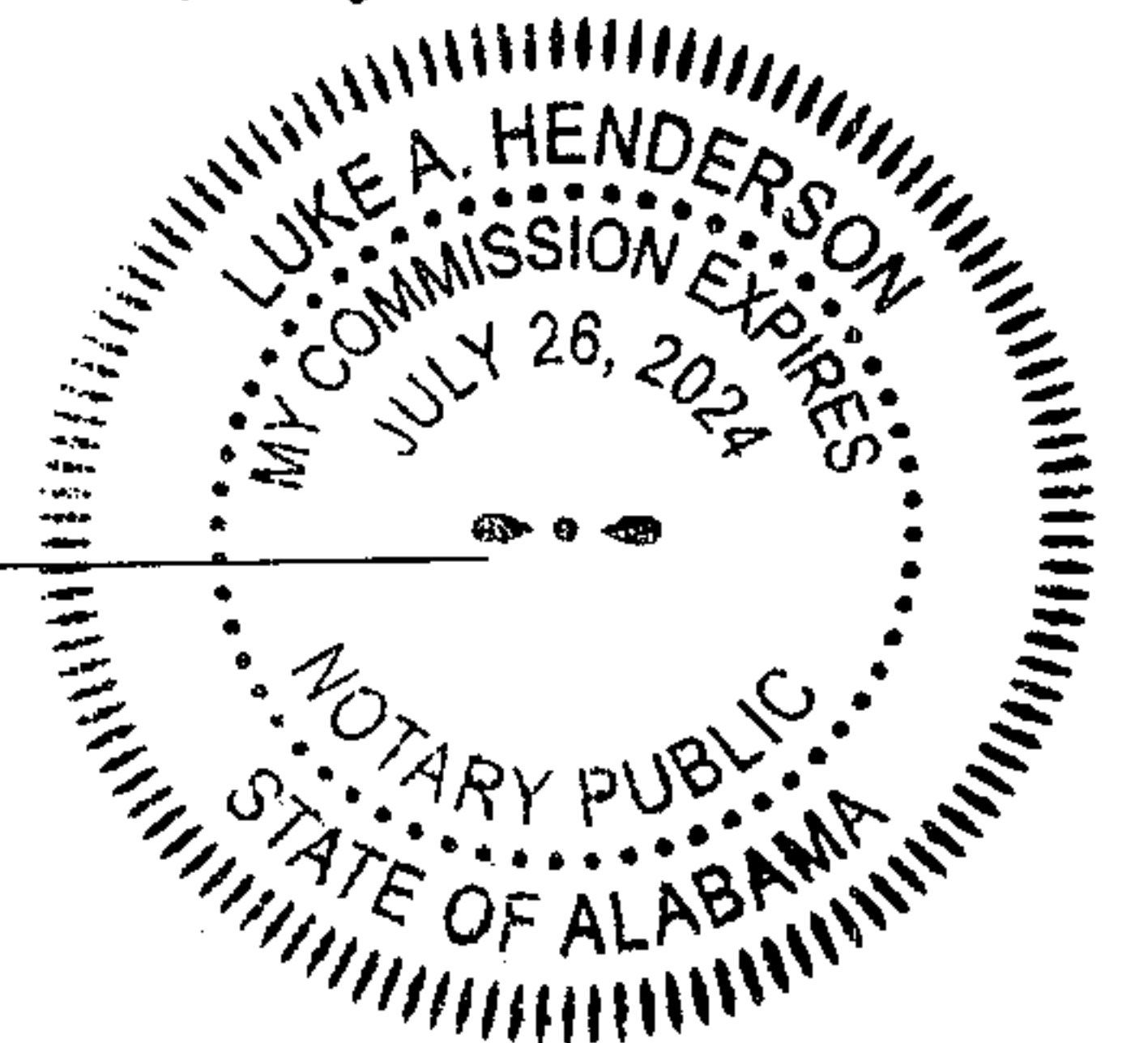
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Daniel T Ellis and Samuel Ellis** 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 January 19, 2024.

My Commission Expires:

  
Notary Public



Grantor's Address: **8160 Co-Rd 64 Apt 213 Daphne, AL 36526**

Property Address: **3012 Newbury Cir Birmingham, AL 35242**

Parcel ID Number: **09 2 04 0 003 180.000**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/19/2024 11:47:10 AM  
\$722.00 JOANN  
20240119000015070

