



20240202000027570 1/3 \$1198.00
Shelby Cnty Judge of Probate, AL
02/02/2024 12:49:50 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Maria R. Shirey
259 Highland View Drive
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million One Hundred Seventy Thousand and No/100 (\$1,170,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Patricia K. Reid now known as Patricia Reid Roberts and husband, Leonard Leroy Roberts, Jr.** (hereinafter referred to as GRANTOR, whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Maria R. Shirey** hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 620, according to the Amended Map of Highland Lakes 6th Sector, an Eddleman Community, as recorded in Map Book 23, Page 153 A & B, in the Office of the Judge of Probate 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 Instrument #1996-17543 and amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 6th Sector, recorded as Instrument# 1998-12385 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.

Patricia K. Reid is the surviving grantee of deed recorded in Instrument #20101230000439380. The other grantee, Milton M. Reid, Jr., having died on or about July 4, 2021.

Patricia K. Reid is on and the same person as Patricia Reid Roberts.

Shelby County, AL 02/02/2024
State of Alabama
Deed Tax:\$1170.00



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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs, executors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors, personal representatives and assigns covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors, personal representatives and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 31st day of January, 2024.

Patricia K. Reid

Patricia K. Reid now known as
Patricia Reid Roberts

Leonard Leroy Roberts, Jr.
Leonard Leroy Roberts, Jr.

STATE OF ALABAMA)

COUNTY OF WALKER)

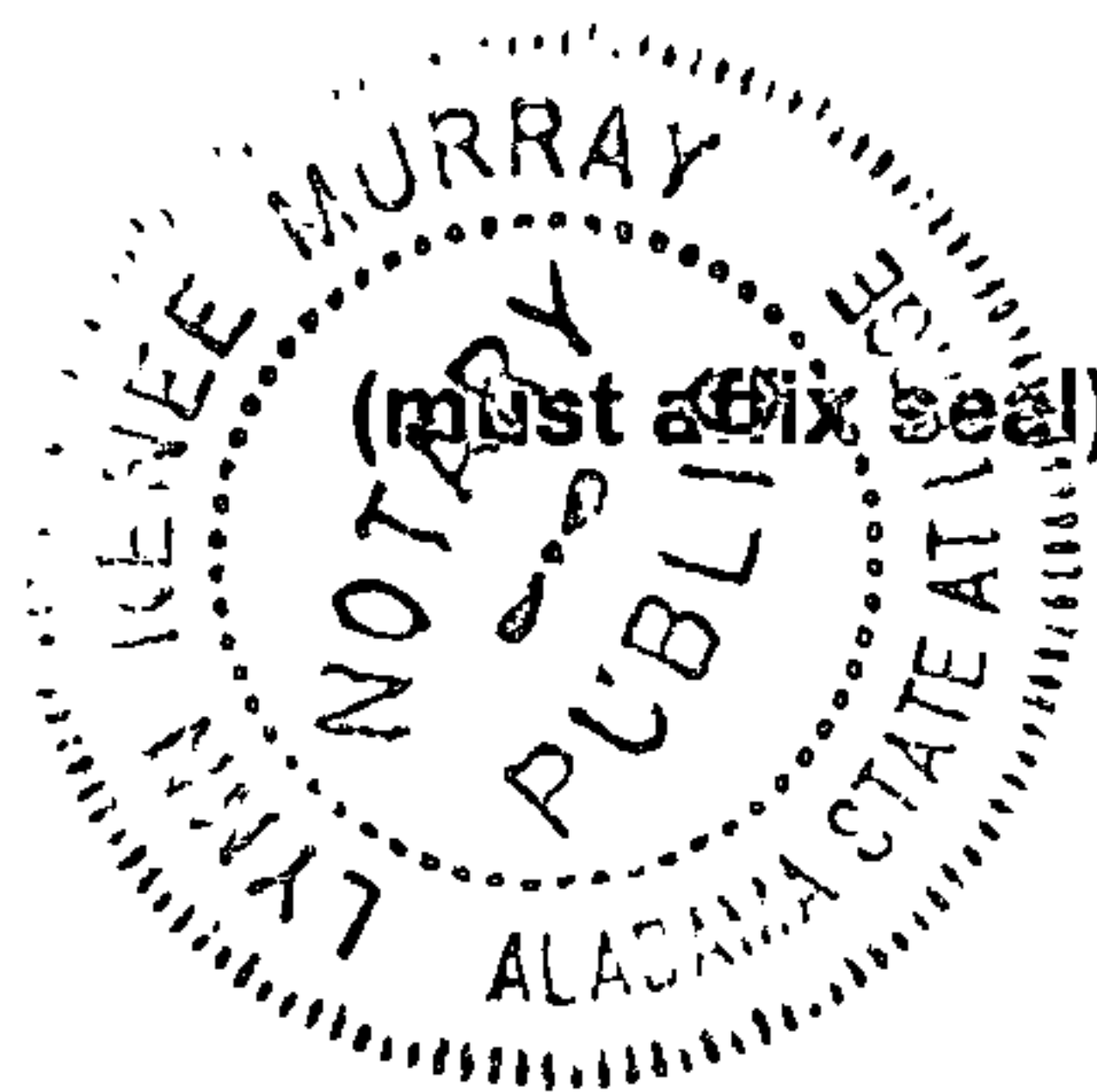
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patricia K. Reid now known as Patricia Reid Roberts, and husband, Leonard Leroy Roberts, Jr., whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of January, 2024.

Ken Murray

NOTARY PUBLIC

My Commission Expires October 11, 2027





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Patricia K. Reid now known as
Patricia Reid Roberts and husband,
Leonard Leroy Roberts, Jr.

Grantee's Name Maria R. Shirey

Mailing Address 857 Burrows Crossing Road
Jasper, AL 35504

Mailing Address 259 Highland View Drive
Birmingham, AL 35242

Property Address 259 Highland View Drive
Birmingham, AL 35242

Date of Sale January 31, 2024

Total Purchase Price \$ 1,170,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value
☐ Other - property tax redemption

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/31/24

Patricia K. Reid now known as Patricia Reid Roberts
Print and Leonard Leroy Roberts, Jr.

Unattested

(verified by)

Sign

Patricia K. Reid
(Grantor/Grantee/Owner/Agent) circle one