

Send tax notice to:
Keith Sherer
536 Sheffield Way
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2024207

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Ninety Thousand and 00/100 Dollars (\$690,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Steven Dale Gallegos and Julie Gallegos, husband and wife** whose mailing address is: 4041 Jenny Lane, Hernando, MS 38632 (hereinafter referred to as "Grantors") by **Keith Sherer and Beth Sherer** whose property address is: **536 Sheffield Way, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2231, according to the Survey of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with non exclusive 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 No. 1996-17543 and further 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, 22nd Sector, Phase I, recorded as Instrument No. 20040823000471390 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. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Instrument No.1998-12384.
4. Right-of-way granted to Alabama Power Company recorded in Instrument No.1999-12010.
5. Right-of-way granted to the Water Works Board of the City of Birmingham recorded in Instrument No.2004-60993.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
7. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2004-471390.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of July, 2024.


Steven Dale Gallegos

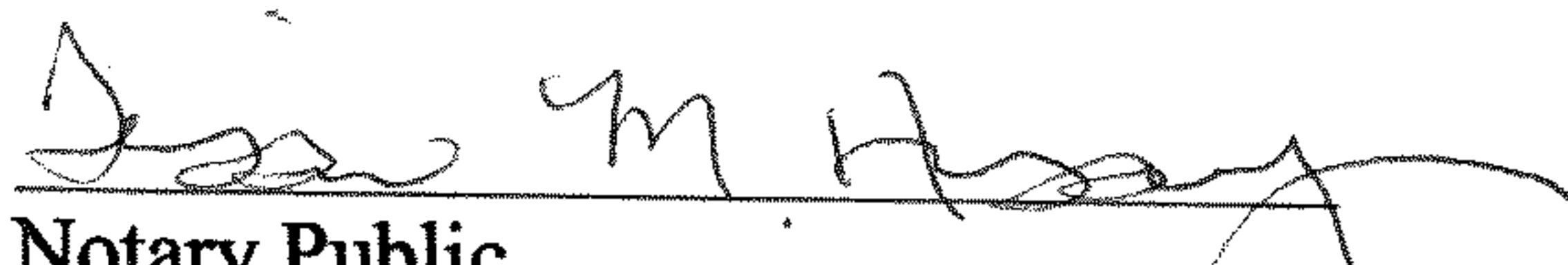

Julie Gallegos

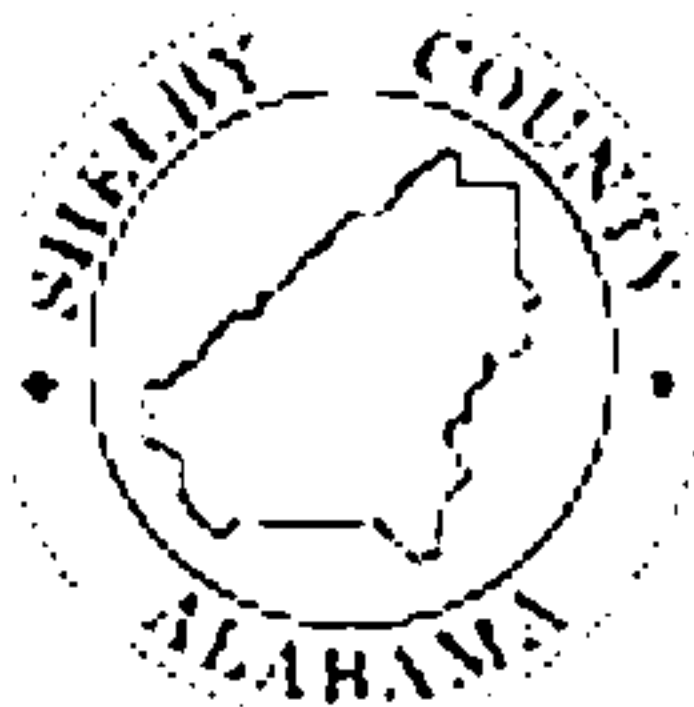
STATE OF Mississippi
COUNTY OF DeSoto

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Dale Gallegos and Julie Gallegos whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2024.




Notary Public
Print Name: TESSIE M. HUSSEY
Commission Expires: 02/20/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 09:37:27 AM
\$715.00 LAURA
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