

Send Tax Notice to:

MDJ Legacy Trust  
1031 Pinecliff Cir  
Birmingham Al 35242

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20220615000241040

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Eight Hundred Ninety Nine Thousand and 00/100 Dollars (\$899,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Bennie Branham Daniels IV and Catherine Elizabeth Daniels, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2045 Forest Meadows Cir Birmingham Al 35242 does hereby grant, bargain, sell and convey unto **Michael D. Johnson as Trustee of the MDJ Legacy Trust**, dated this 20<sup>th</sup> day of November, 2020, as may be amended, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1031 Pinecliff Cir, Birmingham Al 35242, for and the following described real estate, situated in Shelby County, Alabama, having an address of 1031 Pinecliff Circle, Birmingham, AL 35242, to wit:

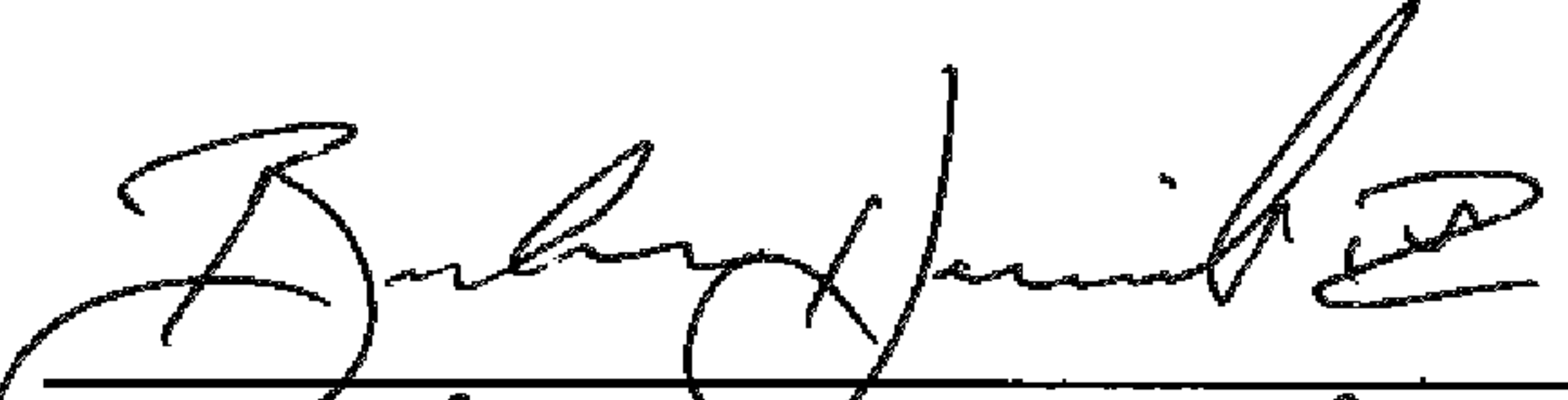

**Lot 2123, according to the Survey of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6A and B, in the Probate Office of Shelby County, Alabama.**

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 Instruemnt #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, 21st Sector Phase I & II, recorded as Instrument #20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9<sup>th</sup> day of July, 2024.


  
 Bennie Branham Daniels IV  
  
 Catherine Elizabeth Daniels

STATE OF Alabama

COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Bennie Branham Daniels IV and Catherine Elizabeth Daniels**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

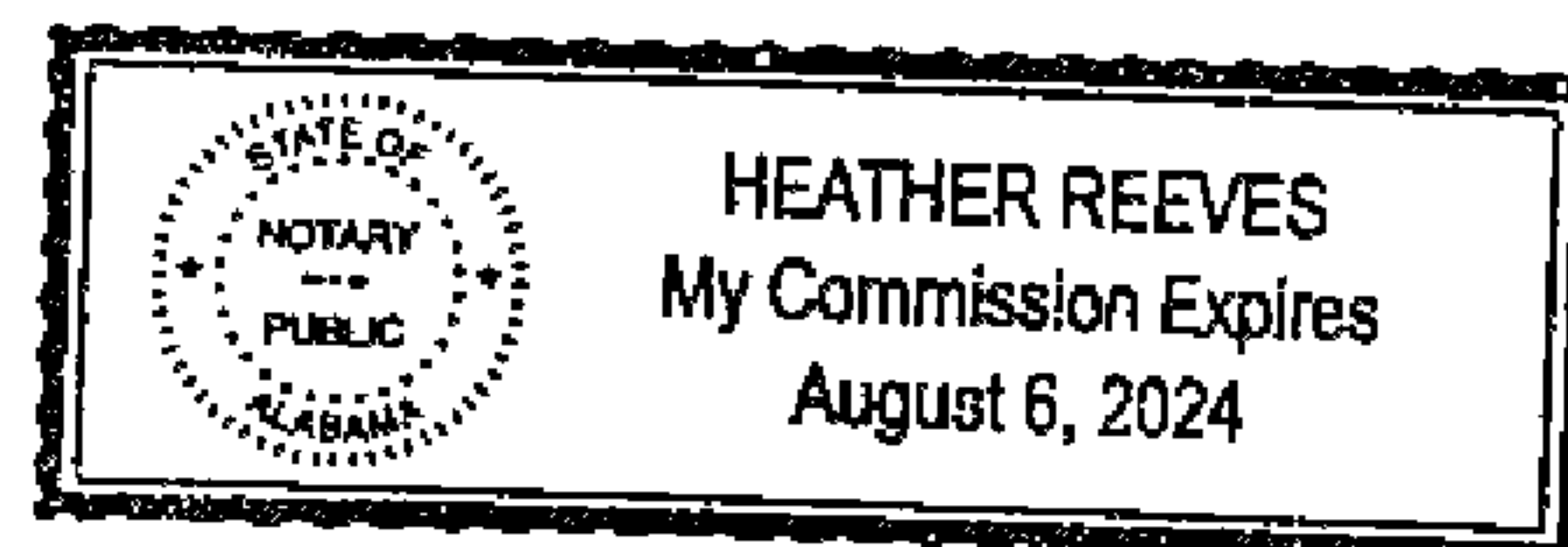
WITNESS my hand and official seal in the county and state aforesaid this the 9<sup>th</sup> day of July, 2024.

  
 Notary Public

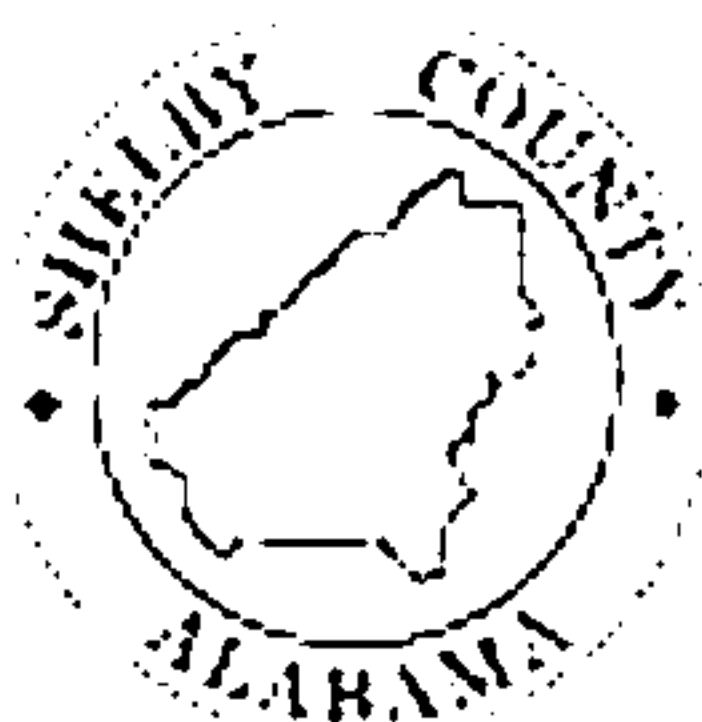
[SEAL]

My Commission Expires: 8.6.24

This instrument was prepared by:  
 The Law Offices of Nathan R. Cordle, LLC  
 Nathan R. Cordle, Esq.  
 4320 7<sup>th</sup> Avenue South  
 Birmingham, AL 35222  
 (205) 454-9121



File No.: ATB4208



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/10/2024 10:05:33 AM  
 \$924.00 BRITTANI  
 20240710000208210

*Allen S. Bayl*