This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: James Blahnik and Janice Blahnik 1000 Regent Crossing Birmingham, AL35242

### WARRANTY DEED - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$515,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

## Nedia L. Rooker, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

### James Blahnik and Janice Blahnik

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

Lot 7, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 37, Page 130, in the Office of the Judge of Probate of Shelby County,

Alabama.

Together with nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which all amendments thereto, is hereinafter collectively referred to as the "Declaration".

### SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hercunto set my hand and seal this 30th day of September, 2024.

Nedia L. Rooker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nedia L. Rooker**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2024.

MATTHEW T KIDD My Commission Expires October 20, 2026

Notary Public

My Commission Expires:



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/01/2024 10:42:45 AM \$543.00 PAYGE 20241001000306360

alli 5. Buyl

# Real Estate Sales Validation Form

This Document must be filed in t	accordance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Nedia L. Rooker  Mailing Address 1845 North Crest Dr. NW  Apt 105  Cullman, AL. 35058	Grantee's Name  James Blahnik and Janice Blahnik  Mailing Address  1000 Regent Crossing  Birmingham, AL 35242
Property Address 1000 Regent Crossing  Birmingham, AL 35242	Date of Sale 9 /30 /2024 Total Purchase Price \$\$515,000.00  Or  Actual Value \$  Or  Assessor's Market Value \$
The purchase price or actual value claimed on thione) (Recordation of documentary evidence is no	s form can be verified in the following documentary evidence: (check trequired)
Bill of SaleSales ContractClosing Statement	Appraisal Other:
If the conveyance document presented for record of this form is not required.	ation contains all of the required information referenced above, the filing
Grantor's name and mailing address - provide the current mailing address.	Instructions name of the person or persons conveying interest to property and their
Grantee's name and mailing address - provide the conveyed.	name of the person or persons to whom interest to property is being
Property address - the physical address of the prointerest to the property was conveyed.	perty being conveyed, if available. Date of Sale - the date on which
Total purchase price - the total amount paid for the instrument offered for record.	ne purchase of the property, both real and personal, being conveyed by
^ ~ <del>-</del>	true value of the property, both real and personal, being conveyed by ridenced by an appraisal conducted by a licensed appraiser or the
valuation, of the property as determined by the lo	ermined, the current estimate of fair market value, excluding current use cal official charged with the responsibility of valuing property for ver will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).
<del>-</del>	nat the information contained in this document is true and accurate. I ned on this form may result in the imposition of the penalty indicated in
Date: 9 /30 /2024	Print Shanner Andrew
Unattested(verified by)	Sign Mondo (Grantor/Grantee/Owner/Agent) circle one

Form RT-1