
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
3535 Grandview Pkwy Ste 240
Birmingham, AL 35243

SEND TAX NOTICE TO:
Dennis Litka and Lisa Litka
2989 Kelham Grove Way
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Thousand And No/100 (\$600,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Richard E Beverly and Angela K Beverly**, a married couple, (herein referred to as Grantors), whose mailing address is 1125 Brayfield Crest Dr., Birmingham, AL 35242 do hereby grant, bargain, sell and convey unto **Dennis Litka and Lisa Litka** (herein referred to as Grantees), whose mailing address is 2989 Kelham Grove Way, Birmingham, AL 35242 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 2989 Kelham Grove Way, Birmingham, AL 35242 to-wit:

Lot 24, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate 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, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Source of Title: Warranty Deed from NSH Corp. to Richard E. Beverly and Angela K. Beverly dated July 17, 2014 and recorded July 28, 2014 as instrument 20140728000230890 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

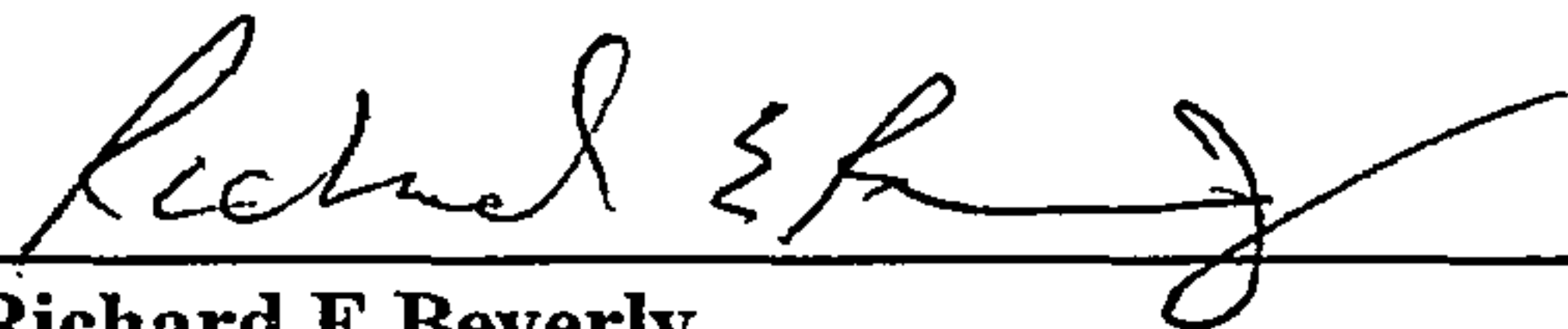
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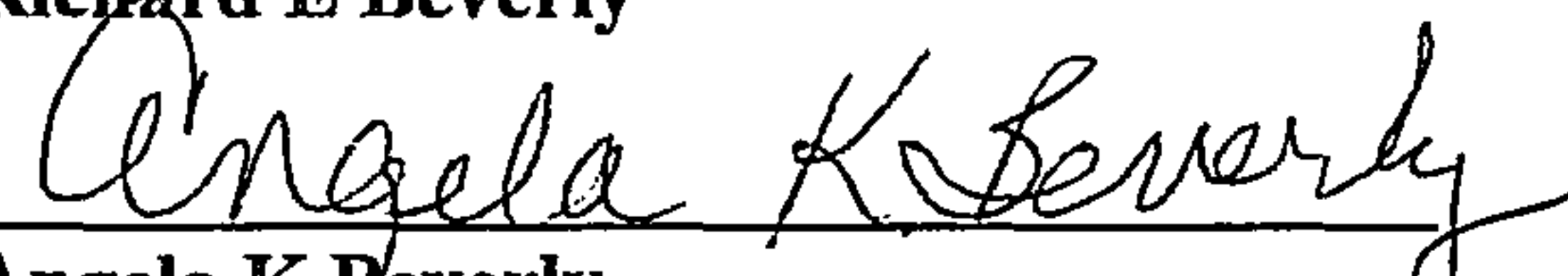
\$540,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of him, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signatures and seals, this the 9th day of June, 2025.


Richard E Beverly

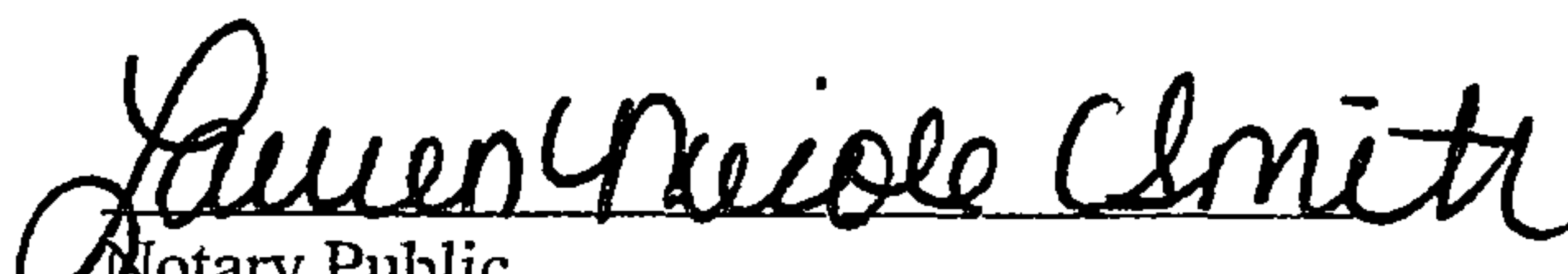

Angela K Beverly

STATE OF ALABAMA
COUNTY OF JEFFERSON

ACKNOWLEDGMENT

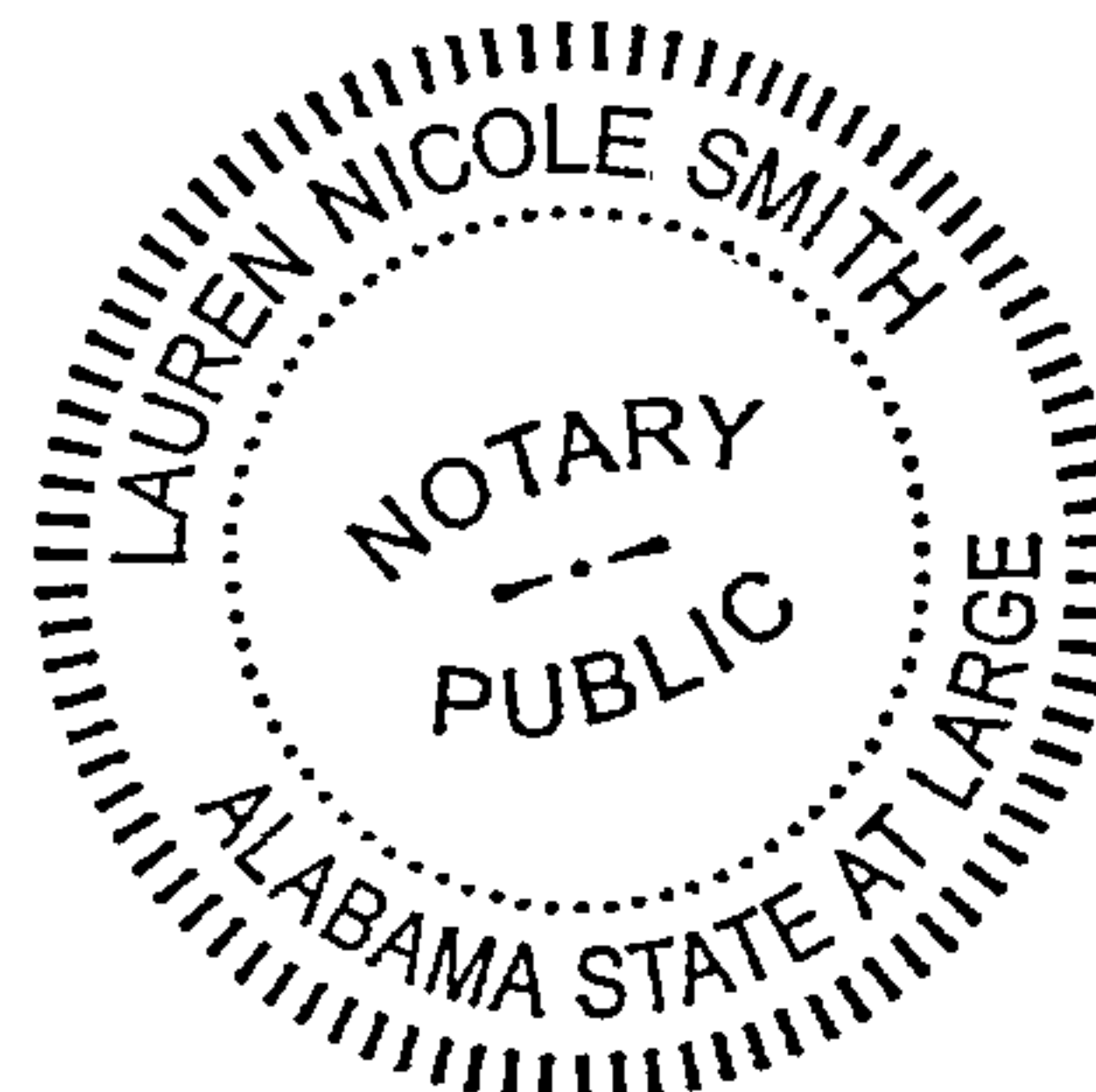
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Richard E Beverly and Angela K Beverly**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of June, 2025.


Notary Public

MY COMMISSION EXPIRES:
02/09/2028

My commission expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2025 08:19:28 AM
\$85.00 KELSEY
20250610000177080

