

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Darrell Smith
1272 Highland Lakes Trail
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION NINETY FIVE THOUSAND AND 00/100 Dollars (\$1,095,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Gordon L. Ladner and Kathleen A. Ladner, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Darrell Smith and Jennifer Smith

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 210, according to the Survey of Highland Lakes, 2nd Sector, Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of SHELBY County, ALABAMA,; being situated in Shelby County, Alabama.


Together with nonexclusive easement to use the private roadways, common area all as more particularly described in Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-7111 in the Probate Office of Shelby County, and the Declaration of Covenants, Conditions and Restrictions for Highland Lake, a Residential Subdivision, 2nd Sector, recorded as Instrument # 1996-10928 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) 2025 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 31st day of July, 2025



Gordon L. Ladner

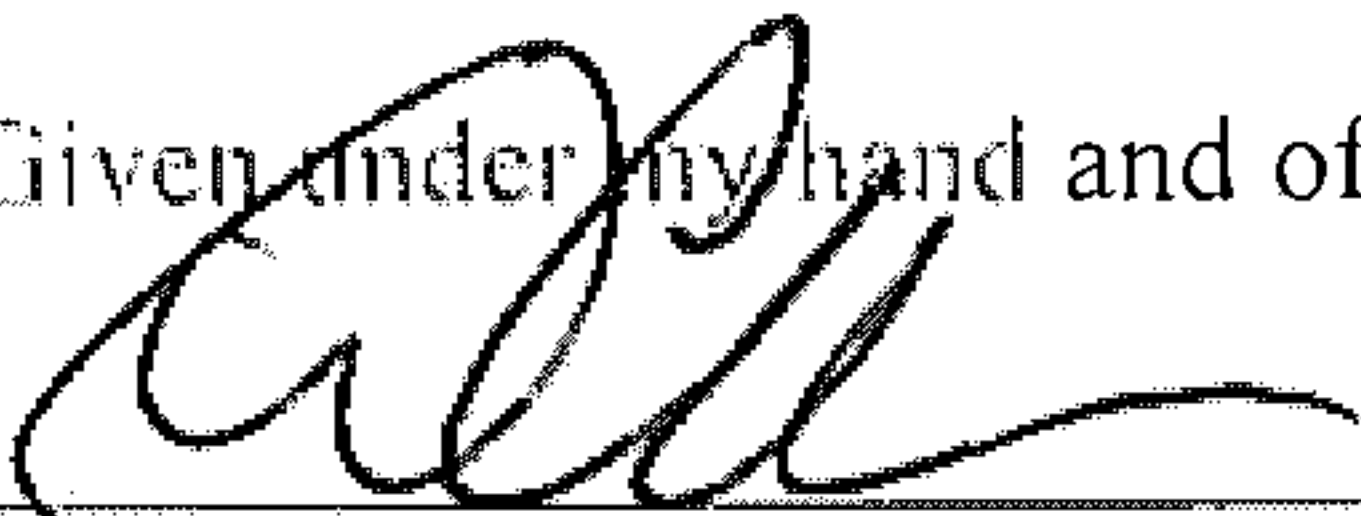


Kathleen A. Ladner

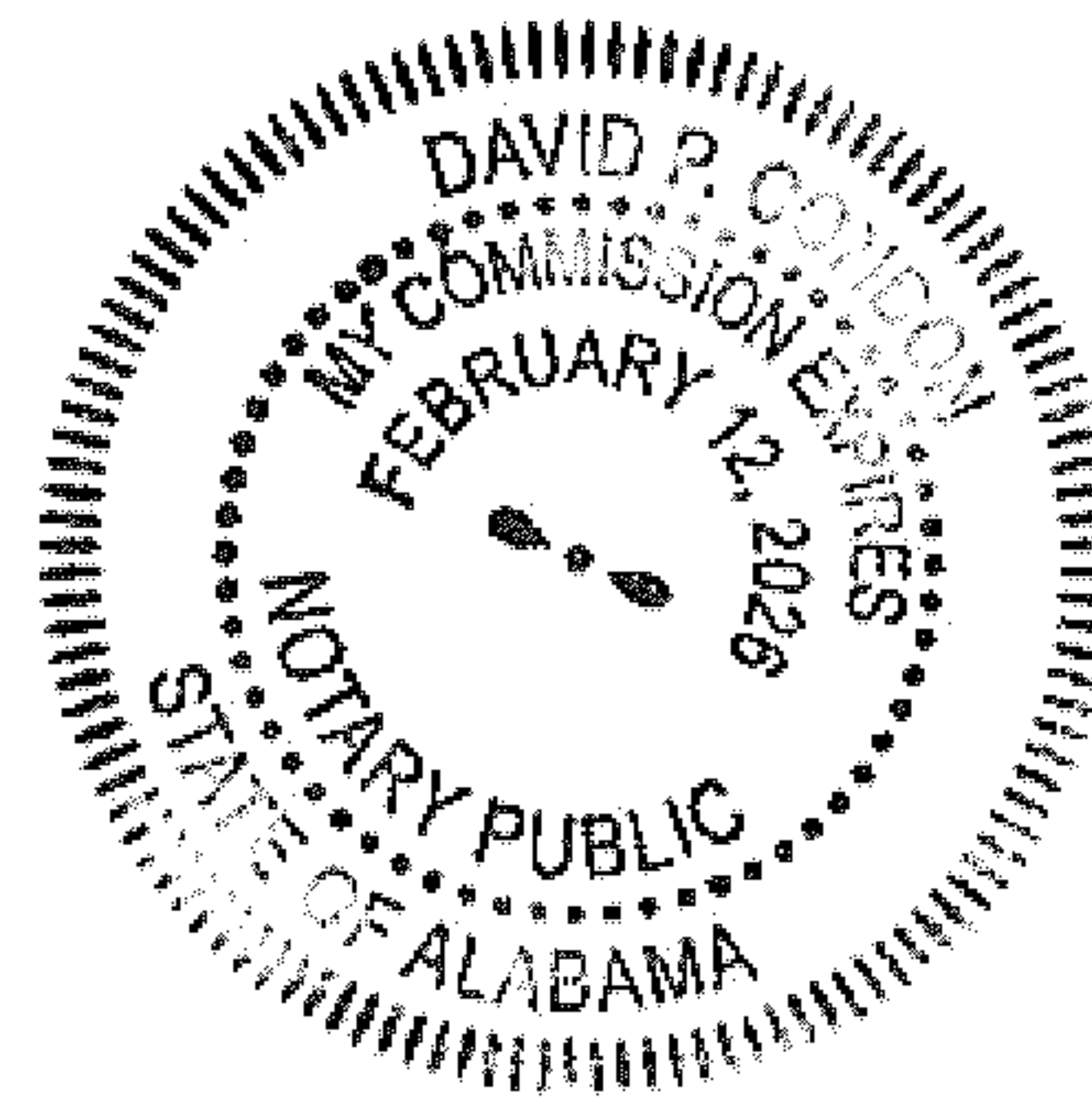
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gordon L. Ladner and Kathleen A. Ladner 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2025.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2025 08:18:41 AM
\$1120.00 PAYGE
20250804000235720

