

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20250820000255880
08/20/2025 10:42:50 AM
DEEDS 1/2

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

5501 Afton Dr
Birmingham, AL 35212

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of SEVEN HUNDRED SIXTY THOUSAND AND 00/100 (760,000.00) and other valuable considerations to the undersigned GRANTOR(S), **ELI R. HENDERSON**, a single man, and **SOPHIE HENDERSON**, a single woman, in hand paid by the GRANTEE(S), **JOSEPH A. ZANTHOS** and **EMILY W. ZANTHOS**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, Alabama, to wit:

Lot 1035, according to the Map of Highland Lakes, 10th Sector, Phase 11, an Eddleman Community, as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. 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 Inst. #1996-17543 and further amended in Inst. #1999- 31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, Phase 11, recorded as Instrument No. 20040430000226530 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Prior Deed Reference: Instrument No. 20190410000116470.

Declaration of covenants, conditions and restrictions recorded in Inst. No. 1994-7111; Inst. No. 1996-17543; Inst. No. 1999-31095 and Inst. No. 2004-22653.

Right-of-way granted to the Birmingham Water and Sewer Board recorded in Inst. No. 1996-25667 and Inst. No. 1997-4027.

Shelby Cable agreement recorded in Inst. No. 1997-33476.

Easement for ingress and egress recorded in Inst. No. 1993-15704.

Lake easement agreement recorded in Inst. No. 1993-15705.

Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded in Inst. No. 2004-61850.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$722,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of July, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2025 10:42:50 AM
\$63.00 JOANN
20250820000255880

ELI R. HENDERSON

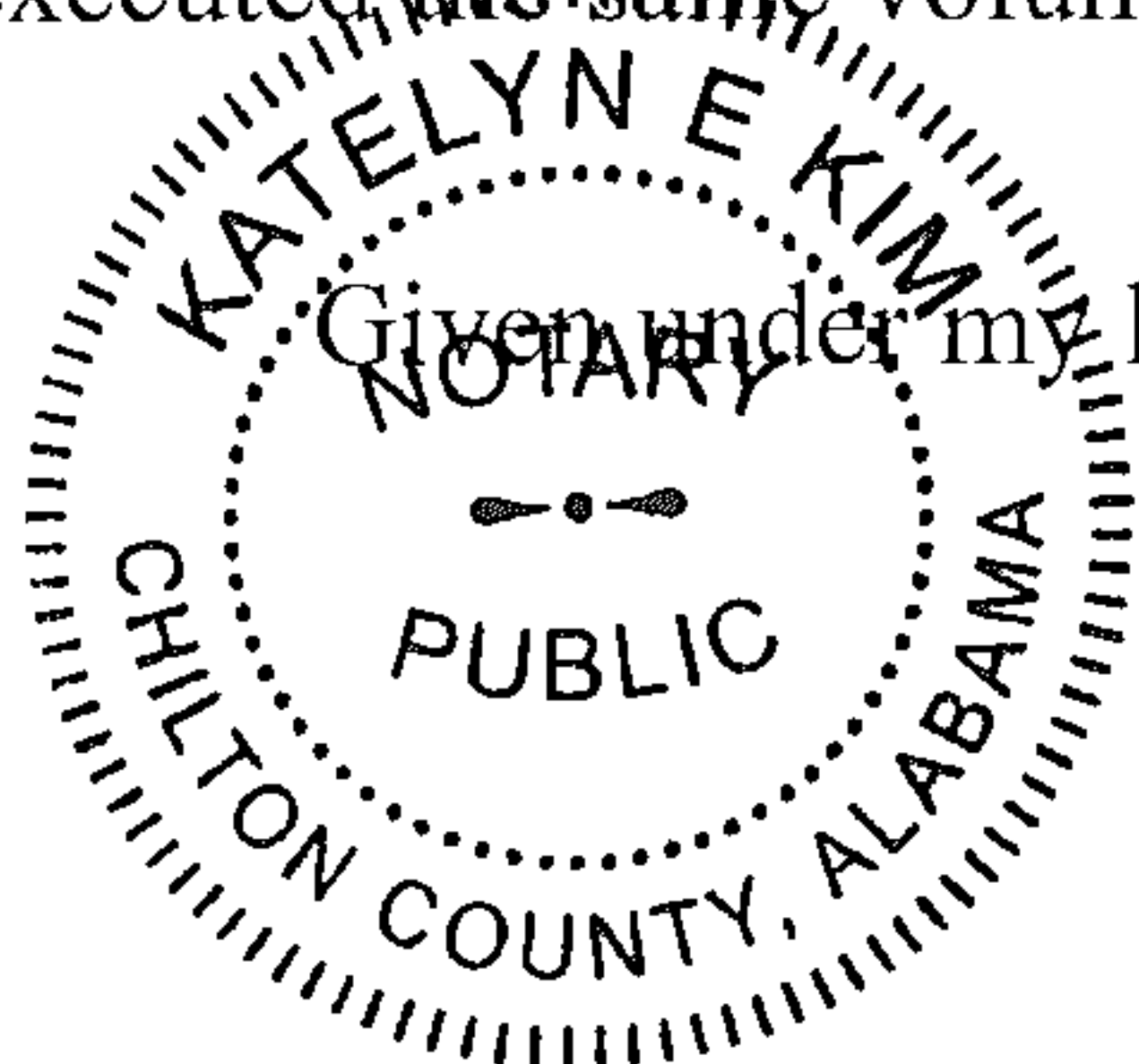
SOPHIE HENDERSON

Allen S. Byrd

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **ELI R. HENDERSON and SOPHIE HENDERSON** 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 the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 7th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 12/03/2025

Address of Grantee:

5501 Afton Dr
Birmingham, AL 35212
Real Value: \$760,000.00

Address of Grantor:

105 Narrows Creek Dr
Birmingham, AL 35212

Property Address:

1036 Newbury Lane,
Birmingham, AL 35242