

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 1321 Cove Lake Circle, Birmingham, AL 35242
Grantee(s) Address: 1321 Cove Lake Circle, Birmingham, AL 35242
Property Address: 1135 Dunnivant Place, Birmingham, AL 35242
Tax Assessed Value: \$358,200.00

The Grantors herein, by their signatures to this deed, certify that the above information is true and correct

THE STATE OF ALABAMA } WARRANTY DEED

COUNTY OF SHELBY }

FOR AND IN CONSIDERATION of Zero and no/100 Dollars (\$0.00), to the undersigned, Sara Ann Oatridge f/k/a Sara Ann Woodward and Michael Oatridge, husband and wife (hereinafter referred to as "Grantors"), in hand paid by Happy Nest Properties, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do hereby give, grant, bargain, sell and convey unto the said grantee, all of their right, title and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2572, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36 at Page 41 in the Office of the Judge of Probate 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 Instrument #1996-17543, and further amended in Instrument #1999-31095, in the Office of the Judge of Probate of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Office of the Judge of Probate of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"). Mineral and mining rights excepted.

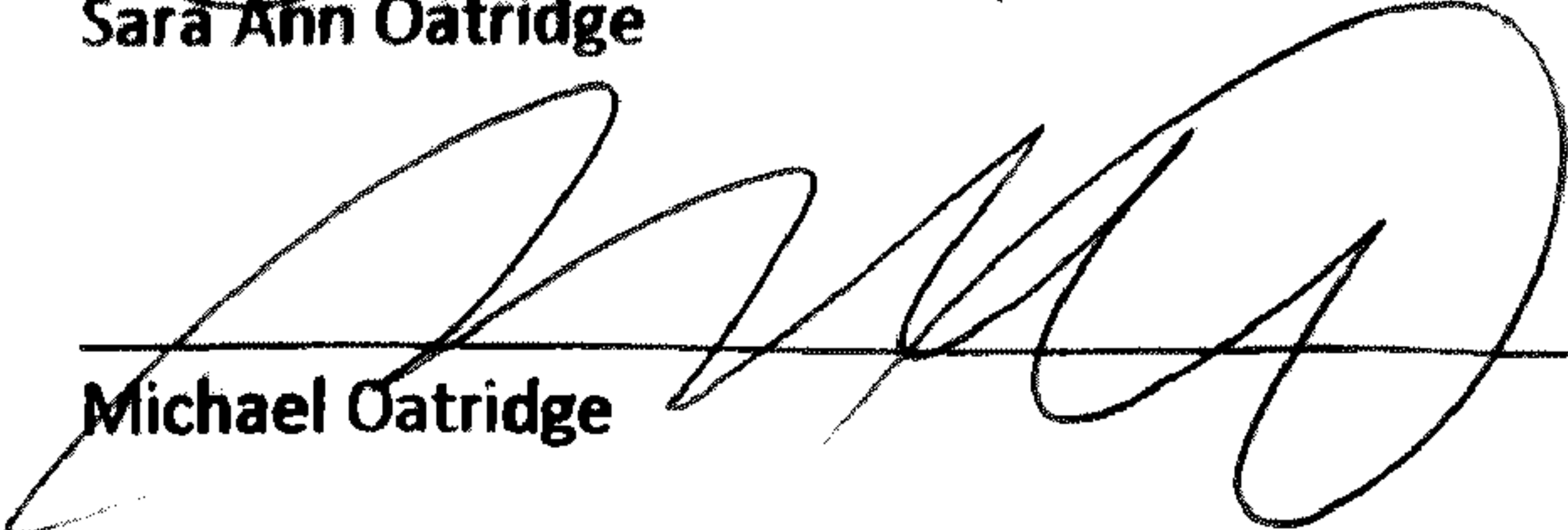
Subject to all restrictions, covenants, conditions, rights-of-way and easements in deed recorded in Instrument No. 20070206000055570 in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20070206000055570.

To have and to hold the aforesaid premises to said grantee, successors and assigns, to its use and behoof, forever. The Grantors hereby covenant with the said grantee, its successors and assigns that they are lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that they have a good right to sell and convey the property to the said grantee, its successors and assigns and they hereby warrant and covenant to defend title to the property to the said grantee, its successors and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 25th day of August, 2025.

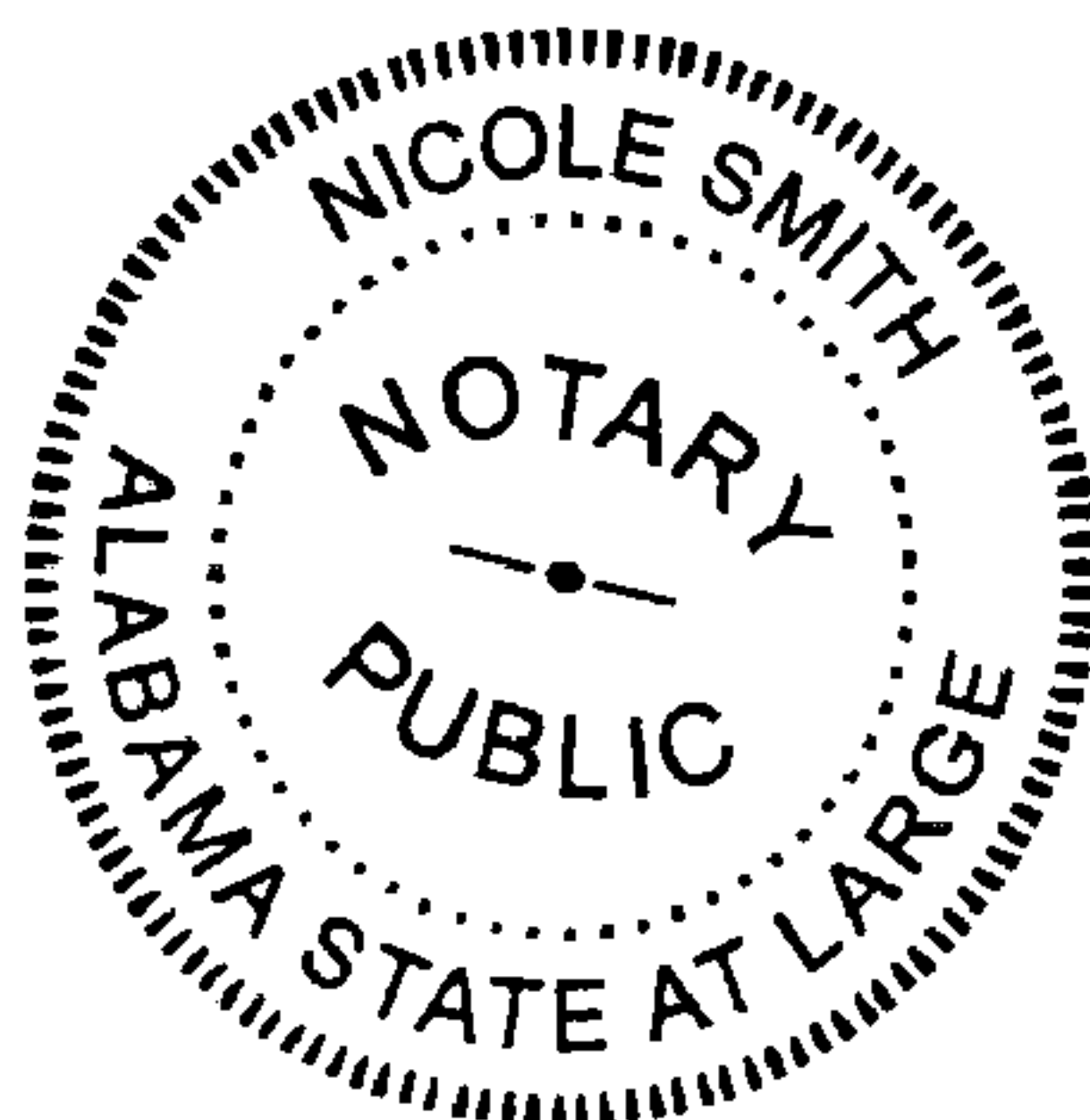

Sara Ann Oatridge


Michael Oatridge

THE STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Sara Ann Oatridge and Michael Oatridge, whose names are signed to the foregoing Deed and who are known to me, acknowledged before me on this day, that, being informed of the contents thereof, they executed the same voluntarily on the day the same bears date.

Dated this 25th day of August, 2025.




Notary Public
My Commission Expires: 04-02-2028

The Drafter of this instrument acted as a scrivener only and no representation is made regarding the chain of title or the accuracy of the description contained herein.

This Instrument was prepared by:
Gregory D. Harrelson, Attorney at Law
Lake Martin Closings
5958 Highway 49 South, Ste G
Dadeville, AL 36853



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2025 09:32:26 AM
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