

Send tax notice to:  
Leroy R Kennedy  
199 Sheffield Lane  
Birmingham, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2026032

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$749,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jeffrey Scott Mentges and Kristin Amy Mentges, husband and wife**, whose mailing address is **30110 Beaver Dam Road, Trappe, Maryland 21673**, (hereinafter referred to as "Grantors") by **Leroy R Kennedy and Shelby L Kennedy** whose property address is: **199 Sheffield Lane, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 22-47, according to the Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A, B and C, in the Probate Office 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 #1999-07111, and amended in Instrument #1996-17543 and Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument #20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions, covenants and conditions as recorded in Instrument No. 1994-7111; Instrument No. 1996-17543; Instrument No. 1999-31095 and Instrument No. 9402-3947.
4. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II as recorded in Instrument No. 20060605000263860.
5. Subdivision restrictions shown on recorded plat in Map Book 36, Page 94 A-C, provide for construction of single family residence only.
6. Right-of-way granted to Birmingham Water and Sewer Board recorded in Instrument No. 1998-34387; Instrument No. 1995-34035 and Instrument No. 2001-49794.

- 7. Lake easement agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument No. 1993-15705.
- 8. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993- 15704.
- 9. Agreement for cable as set out in Instrument No. 1997-33476.
- 10. Underground easement to Alabama Power Company recorded in Instrument No. 1997-19422.
- 11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

\$ 712,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 5 day of February, 2026.

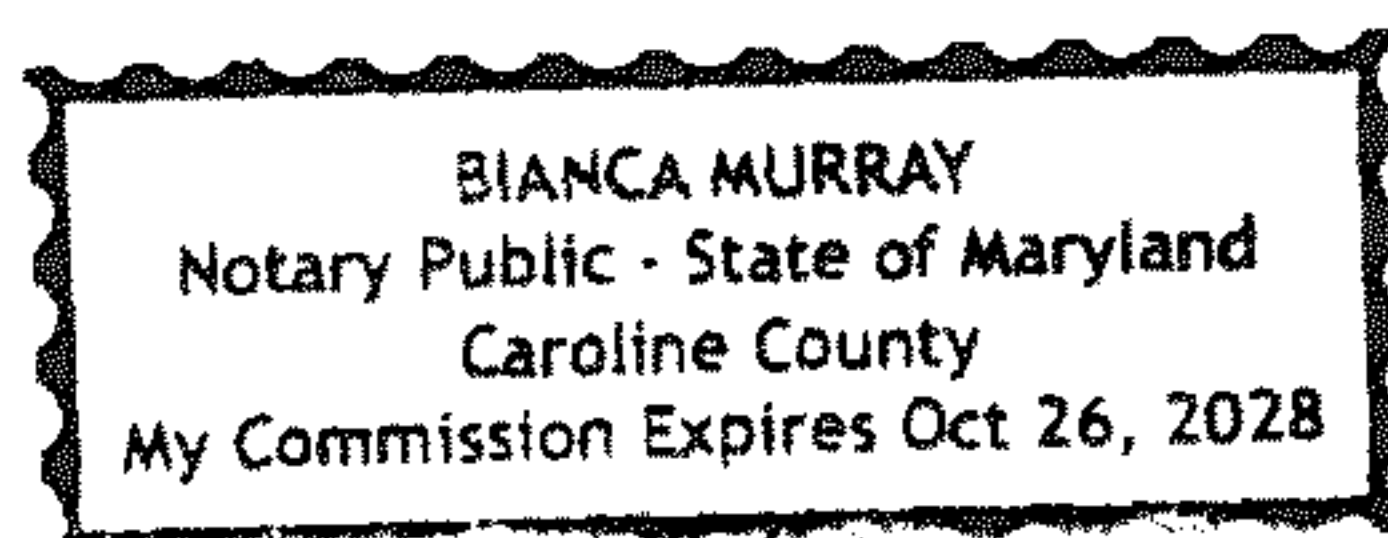
  
Jeffrey Scott Mentges

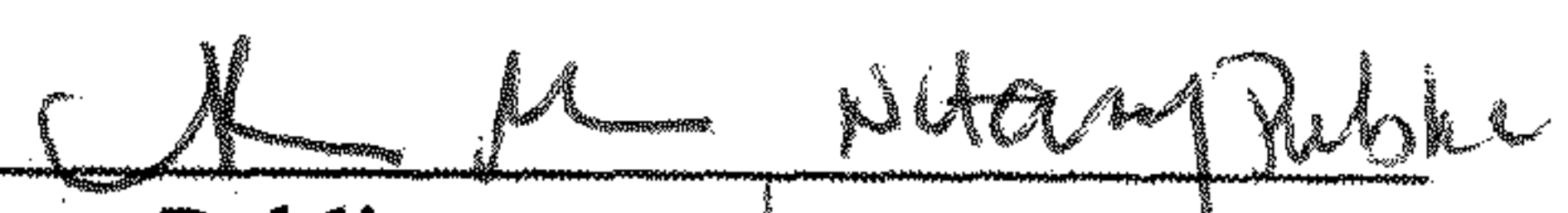
  
Kristin Amy Mentges

STATE OF MARYLAND  
COUNTY OF Talbot

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Scott Mentges and Kristin Amy Mentges whose names are signed to the foregoing instrument, ~~and who are known to me~~, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of February, 2026.



  
Notary Public  
Print Name: Bianca Murray  
Commission Expires: 10/26/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/10/2026 09:14:47 AM  
\$62.50 JOANN  
20260210000037790

*Alisa S. Boyd*