

Send Tax Notice to:  
Michelle W. Kinkead and Alan  
Kinkead  
**2055 Blue Heron Circle**  
**Birmingham, AL 35242**

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

File: **BHM-26-1692**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Ken Williamson and Patricia A. Williamson, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

**1199 Berwick Road, Hoover, AL 35242**

by **Michelle W. Kinkead and Alan Kinkead (herein referred to as "Grantee," whether one or more)**, whose mailing address is

**2055 Blue Heron Circle, Birmingham, AL 35242**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2055 Blue Heron Circle, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26<sup>th</sup> day of March 2026

Ken Williamson  
Ken Williamson

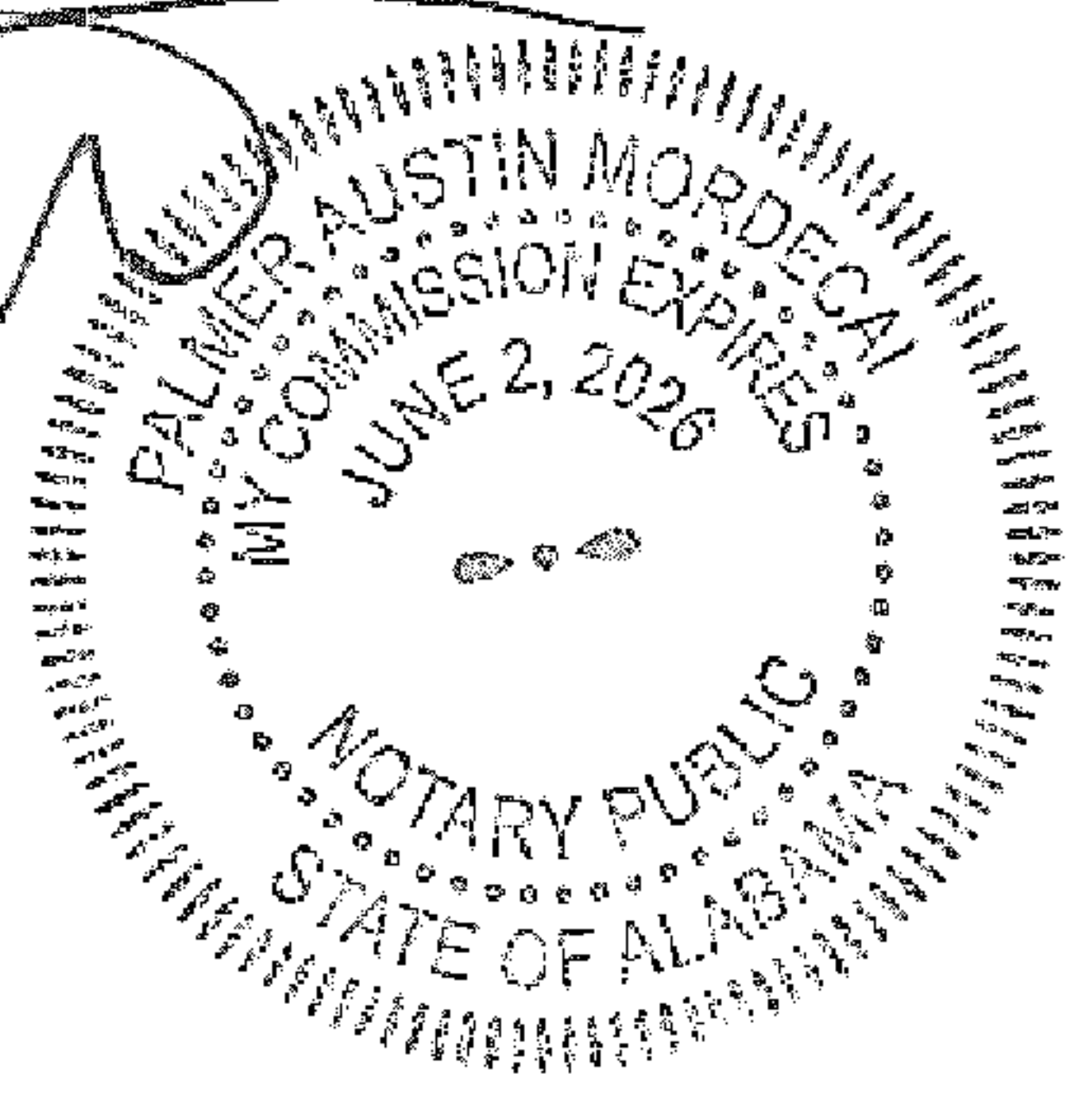
Patricia A. Williamson  
Patricia A. Williamson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ken Williamson and Patricia A. Williamson whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of March, 2026.

[Signature]  
Notary Public  
My Commission Expires:



**EXHIBIT A**

**Property 1:**

Lot 233, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive 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 in Instrument # 1994-07111, in the Probate Office of Shelby County, Alabama, and in the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded in Instrument # 1996-10928, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is hereafter collectively referred to as the "Declaration")



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/02/2026 11:08:46 AM**  
**\$653.00 PAYGE**  
**20260402000096500**

*Allie S. Bayl*