

Send tax notice to:  
JENNIFER WEIBELT  
1069 HAMPTON PLACE  
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  
Shelby COUNTY

2015274

**WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TINA F. WALTON, AN UNMARRIED PERSON whose mailing address is: 401 Retreat Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by JENNIFER WEIBELT and JEFF WEIBELT whose mailing address is: 1069 HAMPTON PLACE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

**LOT 1023, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AND EDDLEMAN COMMUNITY, 10TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 18, PAGE 36 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENT FOR SANITARY SEWER AND WATER LINES, AS RECORDED IN INSTRUMENT 1993-29505, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO WATER WORKS BOARD OF THE CITY OF BIRMINGHAM, RECORDED IN INSTRUMENT 1993-29504, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
4. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY", WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS, ETC. OF THE DEVELOPMENT; ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING SET OUT IN INSTRUMENT, RECORDED IN REAL 194, PAGE 54, AMENDED IN INSTRUMENT 1997-34700, CORRECTED IN INSTRUMENT 1998-19414, FURTHER AMENDED IN INSTRUMENT 2001-01342, CORRECTED IN INSTRUMENT 2001-04260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BROOK HIGHLAND, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 254, IN PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF

  
20150601000181680 1/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 06/01/2015  
State of Alabama  
Deed Tax: \$19.50

BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC., RECORDED IN REAL 194, PAGE 281 AND BY-LAWS OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC., AS RECORDED IN REAL 194, PAGE 287, IN SAID PROBATE OFFICE, AND AMENDED IN REAL 228, PAGE 882; REAL 228, PAGE 886; REAL 255, PAGE 131; REAL 263, PAGE 604; REAL 311, PAGE 78 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLANDS, AND EDDLEMAN COMMUNITY, 6<sup>TH</sup> SECTOR, 1<sup>ST</sup> PHASE, RECORDED IN REAL 317, PAGE 767, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. A NON-EXCLUSIVE EASEMENT AND AGREEMENT BETWEEN EDDLEMAN AND ASSOCIATES AND WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM DATED 7/11/88, RECORDED IN REAL 194, PAGE 20 AND REAL 194, PAGE 43 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT AND AGREEMENTS BETWEEN AMSOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS SET OUT IN INSTRUMENT RECORDED IN REAL 194, PAGE 1 AND REAL 194, PAGE 40 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DRAINAGE AGREEMENT BETWEEN AM SOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INSTRUMENT DATED 4/14/87 AND RECORDED IN REAL 125, PAGE 238 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RECIPROCAL EASEMENT AGREEMENT BETWEEN AMSOUTH BANK, NA, AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INSTRUMENT DATED 4/14/87, AND RECORDED IN REAL 125, PAGE 249 AND REAL 199, PAGE 18 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 32, PAGE 48 AND DEED BOOK 121, PAGE 294, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN REAL 181, PAGE 995, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. NOTE: Map Book 18, page 36 A & B shows the following reservation:
13. Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"
14. Amendment to Restrictions appearing of record in Instrument 1992-16104, in the Probate Office of Shelby County, Alabama.
15. Easement for Sewer Board, recorded in Instrument 1992-16102, in the Probate Office of Shelby County, Alabama.
16. Bill of Sale recorded in Instrument 1992-16103, in the Probate Office of Shelby County, Alabama.
17. Right of way to Water Works Board of the City of Birmingham, recorded in Instrument 1993-18023, in the Probate Office of Shelby County, Alabama.
18. Declaration of Protective Covenants as recorded in Instrument 1994-6901, in the Probate Office of Shelby, County, Alabama.

19. Release of Damages as recorded in Instrument 1994-19385 and Instrument 1994-19774, in the Probate Office of Shelby, County, Alabama.

\$365,750.00 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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.


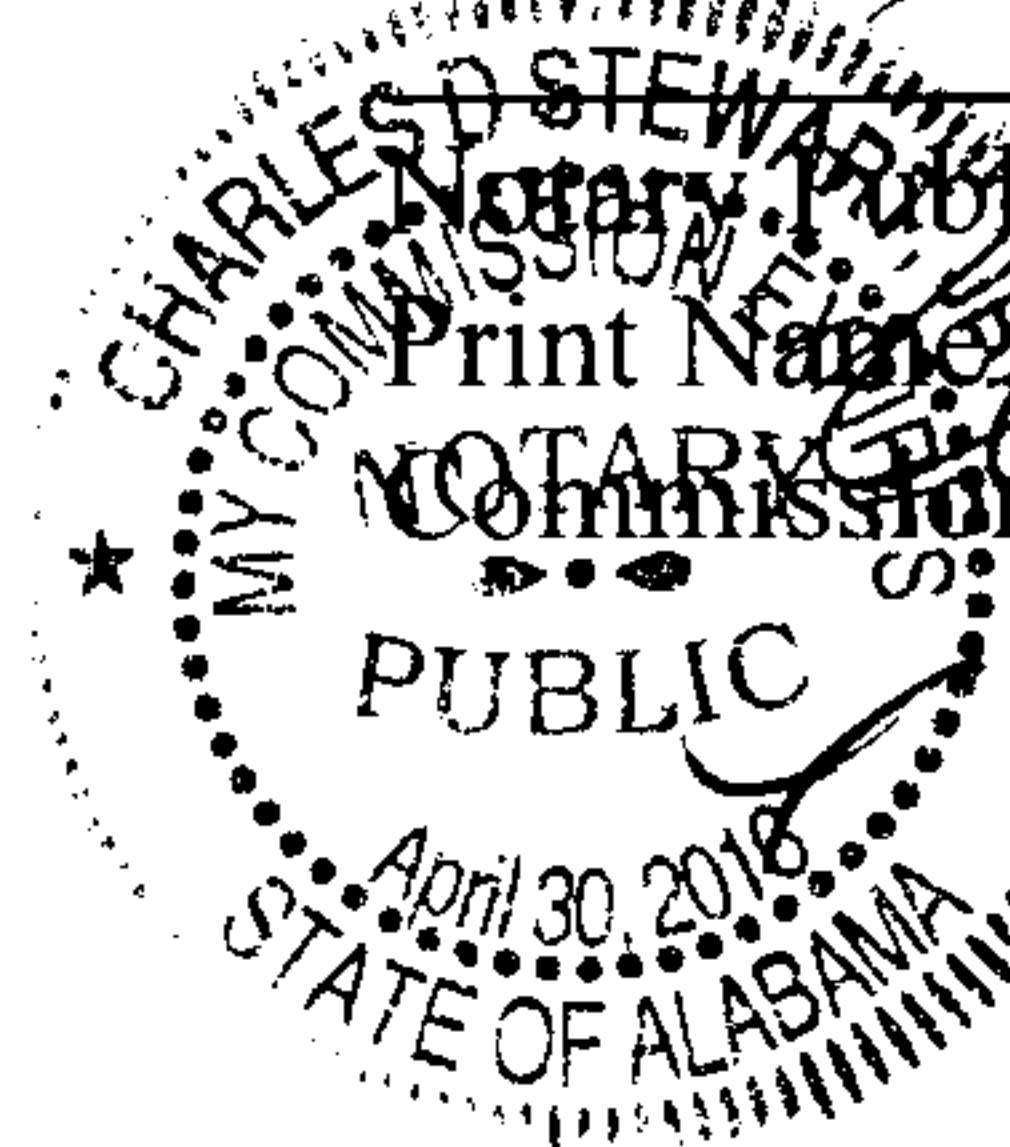
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8th day of May, 2015.


  
TINA F. WALTON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TINA F. WALTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2015.

  
  
Charles D. Stewart  
Notary Public  
Print Name  
Commission Expires: 4-30-18  
PUBLIC  
April 30, 2018  
STATE OF ALABAMA

  
20150601000181680 3/3 \$39.50  
Shelby Cnty Judge of Probate, AL  
06/01/2015 03:25:18 PM FILED/CERT