



20180320000091880 1/2 \$487.00
Shelby Cnty Judge of Probate, AL
03/20/2018 12:20:27 PM FILED/CERT

Send tax notice to:
MICHAEL E GURLEY, JR.
527 SHEFFIELD WAY
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

2018101T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Nine Thousand and 00/100 Dollars (\$469,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHARLES M MCLEOD and PAM C MCLEOD, HUSBAND AND WIFE **whose mailing address** is: 2755 Westover Rd Steved, AL 35147 (hereinafter referred to as "Grantors") by MICHAEL E GURLEY, JR. and ANGELA M GURLEY **whose property address** is: 527 SHEFFIELD WAY, 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 2222, according to the Map of Highland Lakes 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate of Shelby County, Alabama.

Together with a nonexclusive easement to use 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 Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, recorded as Instrument 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and setback lines as shown on the recorded map of Highland Lakes 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 1999, Page 40620.

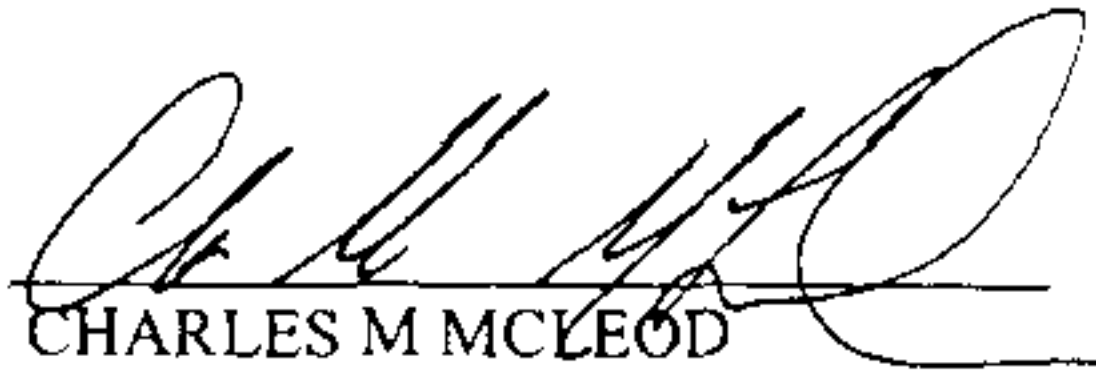
4. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Book 9402, Page 3947, of the Probate Records of Shelby County, Alabama.
5. Easement(s) for ingress and egress recorded in Instrument #1993-15704.
6. Lake Easement Agreement recorded in Instrument #1993-15705.
7. Cable Agreement recorded in Instrument #1997-19422.
8. Release of damages recorded in Instrument #1999-40620.
9. Conditions, covenants and restrictions recorded in Instrument #20060605000263860, Instrument #20040823000471390; Instrument #1994-07111, Instrument #1996-17543, Instrument #1999-31095 and Book 9402, Page 3947.

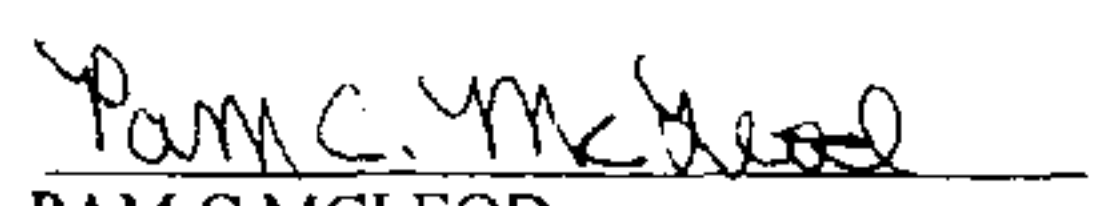
\$422,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their 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 it is 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 16th day of March, 2018.

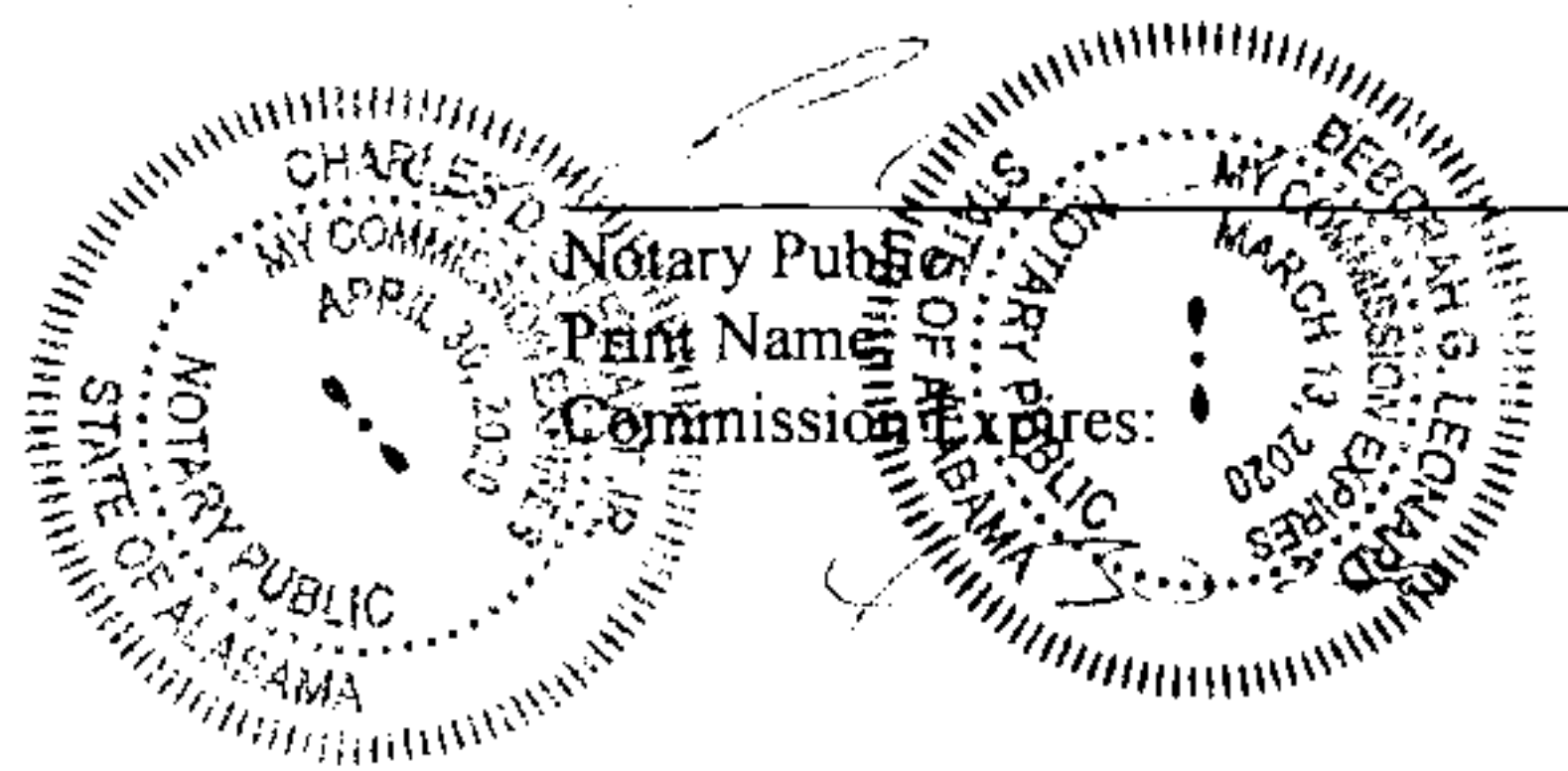

CHARLES M MCLEOD


PAM C MCLEOD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES M MCLEOD and PAM C MCLEOD 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 16th day of March, 2018.



Filed and Recorded
Shelby County, AL 03/20/2018
State of Alabama
Deed Tax: \$469.00

Probate Judge.

