

Send tax notice to:
JOHNNY C ALLEN
1148 HIGHLAND LAKES CIRCLE
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

2018317T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Eight Thousand and 00/100 Dollars (\$538,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PHILLIP A MITCHELL and ELIZABETH W MITCHELL, HUSBAND AND WIFE **whose mailing address** is: 6548 EAST QUARY DRIVE, ELBERTA, AL 36530 (hereinafter referred to as "Grantors") by JOHNNY C ALLEN **whose property address** is: 1148 HIGHLAND LAKES CIRCLE, 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 146. according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, 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 #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 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, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama.
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 28, page 237.
4. Right of Way granted to Alabama Power Company recorded in Book 111, Page 408, Page 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276,

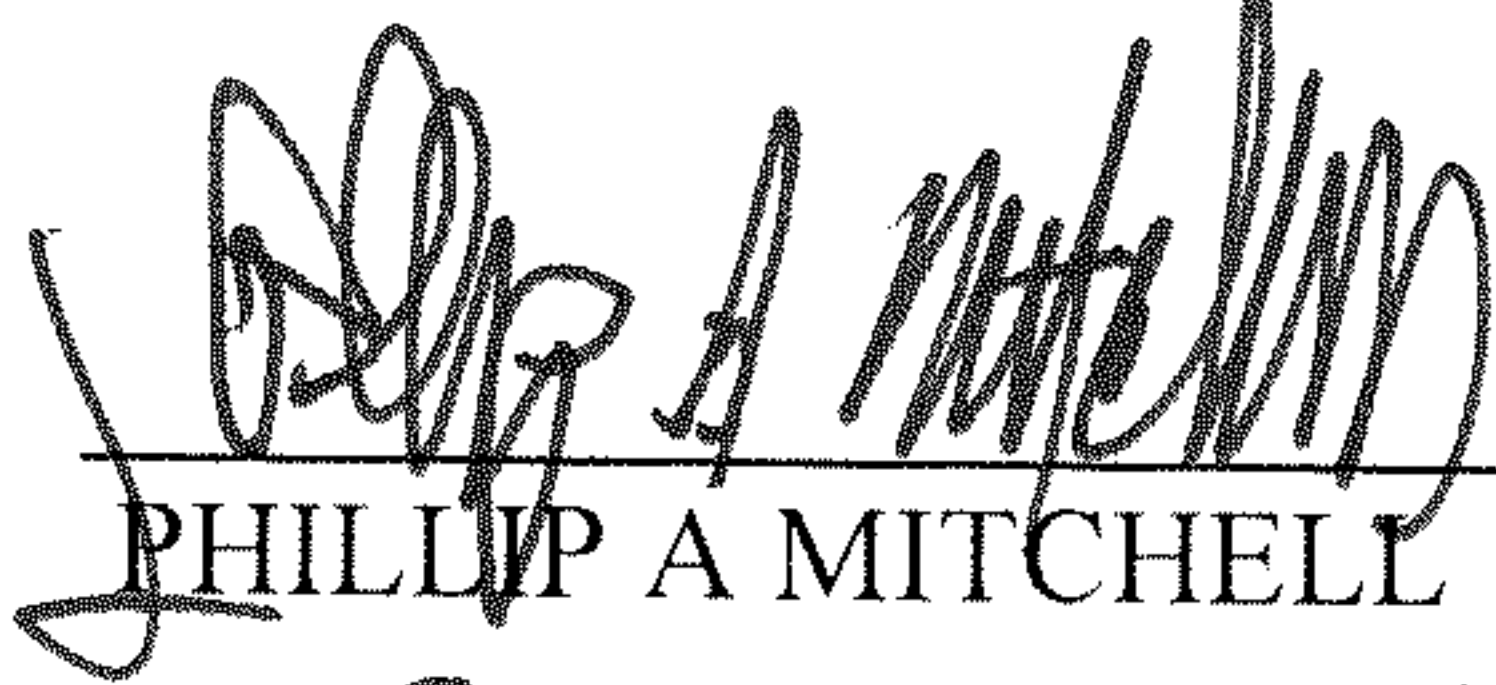
Page 670; Book 134, Page 408; Book 133, Page 212; Book 133 Page 210 and Book 31, Page 355.

5. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument #9402-3947.
6. Right of Way granted to Shelby County, Alabama recorded in Book 196, Page 246.
7. Release of damages recorded in Instrument #1999-40620.
8. Conditions, covenants and restrictions recorded in Instrument #1994-7111 and Instrument 1994-7112 .
9. Agreement with Alabama Power Company as recorded in Instrument #1994-1186.


\$484,200.00 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 15th day of June, 2018.



 PHILLIP A MITCHELL



 ELIZABETH W MITCHELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP A MITCHELL and ELIZABETH W MITCHELL 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 15th day of June, 2018.



 Notary Public
 Print Name: *Charles L. Stewart Jr.*
 Commission Expires: *6/30/2020*



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/19/2018 02:06:41 PM
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