

Send tax notice to:  
ALEXANDER S RYALS  
1050 FAIRFIELD 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  
Shelby COUNTY

2021466T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Twenty Thousand and 00/100 Dollars (\$820,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM K BURKE and DONNA H BURKE, HUSBAND AND WIFE** whose mailing address is: 947 HIGHWAY 95, HELENA, AL 35080 (hereinafter referred to as "Grantors") by **ALEXANDER S RYALS and CHANDRA S RYALS** whose property address is: **1050 FAIRFIELD LANE, 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 22-108, according to the Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A - C, in the Probate Office of Shelby County, Alabama.**

**Together with the 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 in 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, Phase II, as recorded as Instrument #20060605000263860 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, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and setback lines as shown on the recorded Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A - C, 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 or listed in Schedule B, including those recorded in Instrument #1998-7776; Instrument #1998-7777 and Instrument #1998-7778.
4. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) As per plot plan which must be approved by the ARC.
5. 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 recorded in Instrument #1993-15705.
6. Easement for ingress and egress recorded in Instrument #1993-15704.
7. Cable Agreement recorded in Instrument #1997-33476.
8. Underground Easement to Alabama Power Company recorded in Instrument #1997-194222.
9. Release of damages as recorded in Instrument #1997-19422.

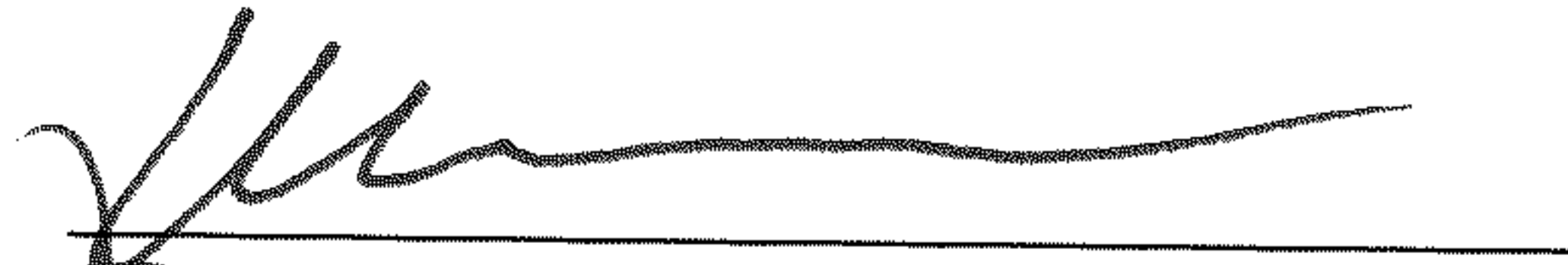
- 10. Covenants, conditions and restrictions as recorded in Instrument #1994-07111; Instrument #1996-17543; Instrument #1999-31095, and Instrument #20060605000263860.
- 11. Articles of Incorporation and Covenants and Restrictions of Highland Lakes Residential Association, Inc. recorded in Instrument #9402/3947.
- 12. Right of way in favor of Birmingham Water and Sewer Board as recorded in Instrument #1998-34387; Instrument #1995-34035 and Instrument #2001-49794.

\$510,000.00 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.

28<sup>th</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2021.

  
WILLIAM K BURKE

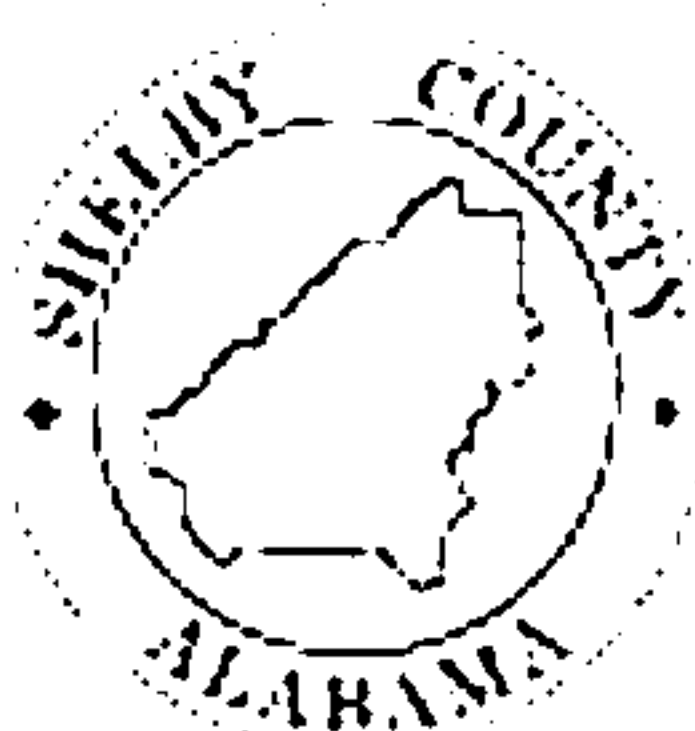
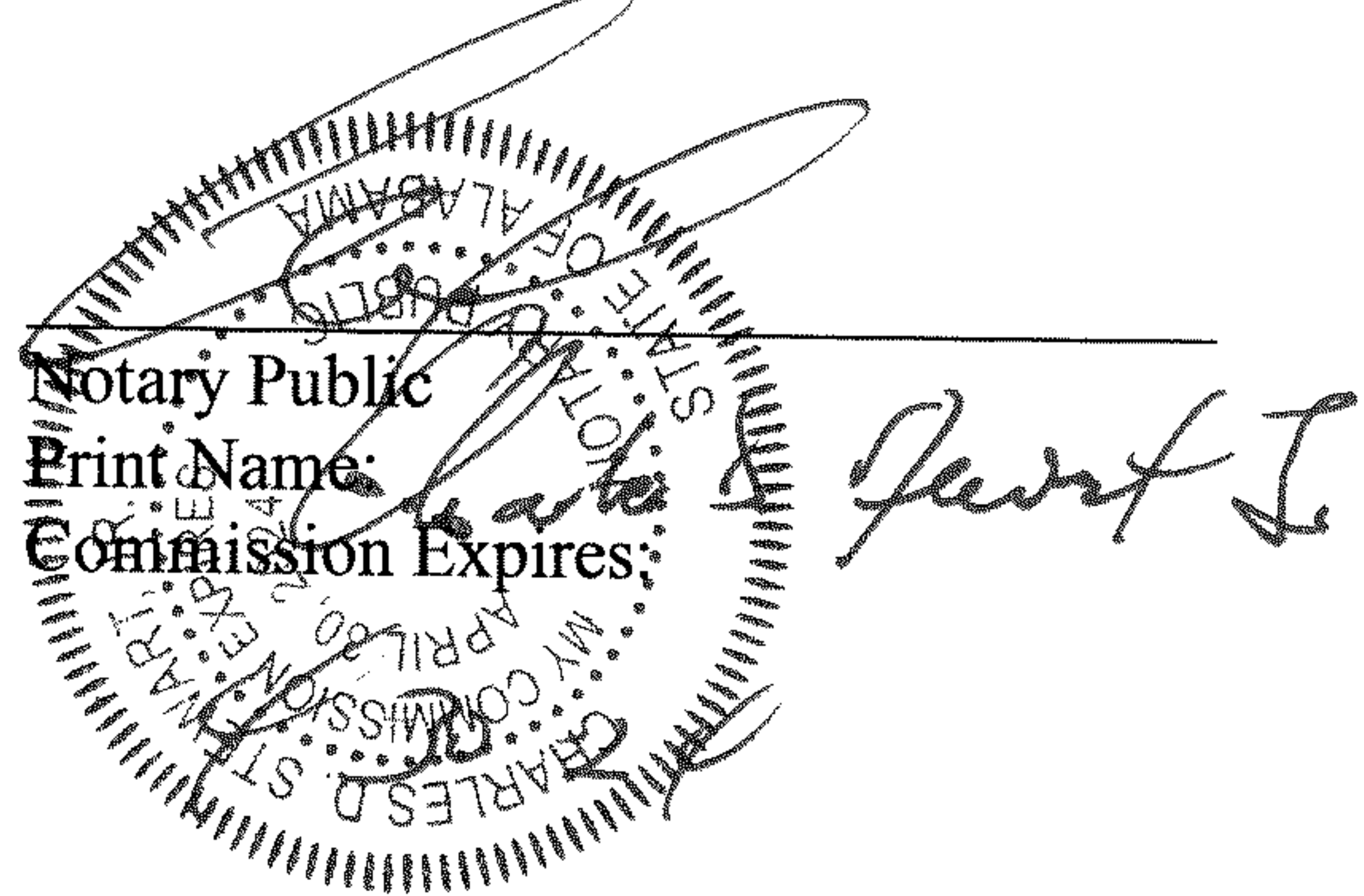
  
DONNA H BURKE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM K BURKE and DONNA H BURKE 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 28<sup>th</sup> day of June, 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2021 10:48:59 AM  
\$335.00 JOANN  
20210701000319410

*Alle S. Bayl*