

Send tax notice to:
LINDSAY MORYOUSSEF
220 HIGHLAND PARK DRIVE
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

2021837

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty-Four Thousand and 00/100 Dollars (\$664,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DIANNA OLIVIA CALVIN, A SINGLE INDIVIDUAL** whose mailing address is **3029 ADAMS MILL DRIVE, CHELSEA, AL 35043** (hereinafter referred to as "Grantors") by **LINDSAY MORYOUSSEF and DAVID MORYOUSSEF** whose property address is: **220 HIGHLAND PARK DRIVE, 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 1634, according to the Survey of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of SHELBY County, ALABAMA; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for in instrument #1994-07111 and amended in Inst. No. 1996-17543 and further amended in Inst. No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument #1999-31096, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022. Easement(s), building line(s) and restriction(s) as shown on recorded map.
2. Restrictions and covenants appearing of record in Inst. #1998-15147; Inst. #1994-7111; Inst. #1996-17543; Inst. #1993-31096 and Inst. #1999-31095.
3. Cable Agreement as set out in Inst. #1997-33476.
4. Right-of-way granted to Birmingham Water and Sewer Board recorded in Inst. #1997-4027 and Inst. #1995-34035.
5. Right-of-way granted to Alabama Power Company recorded in Inst. #2000-11842.
6. Lake easement agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Ltd., providing for easements, use by others and maintenance of Lake property described within Inst. #1993-15705.
7. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded In Inst. #1993-15704.

8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$498,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 18 day of November, 2021.



DIANNA OLIVIA CALVIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIANNA OLIVIA CALVIN 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.

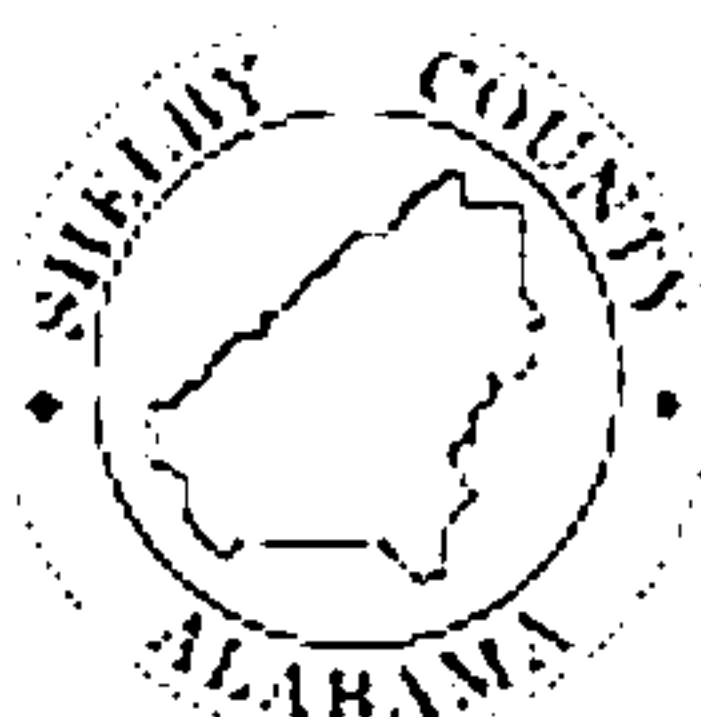
Given under my hand and official seal this the 18 day of November, 2021.



Notary Public

Print Name: Charles D. Givens, Jr.

Commission Expires: 4.30.26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 09:46:43 AM
\$191.00 BRITTANI
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Allie S. Bayl