

Send tax notice to:  
MATTHEW D ZAUCHIN  
1013 BALDWIN 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

2022210T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Twenty-Five Thousand and 00/100 Dollars (\$925,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL E STEWART and ANGELA W STEWART, HUSBAND AND WIFE** whose mailing address is: **113 Bolivar Lane, Chelsea AL 35043** (hereinafter referred to as "Grantors") by **MATTHEW D ZAUCHIN and LAUREN R ZAUCHIN** whose property address is: **1013 BALDWIN 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 2835, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, page 30, 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 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, 28th Sector, recorded as Instrument #20041109000615190, 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, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and setback lines as shown on the recorded Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Office of the Judge of Probate 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.
4. Right of way in favor of Shelby County, Alabama recorded in Book 196, page 246.
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. Rights of riparian owners in and to the use of Lake, if any.
7. Cable Agreement recorded in Instrument #1997-19422.
8. Easement for ingress and egress recorded in Instrument #1993-15704.
9. Release of damages as recorded in Instrument #1999-40620.
10. Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument #9402/3947.
11. Covenants, Conditions and Restrictions recorded in Instrument #1996-17543; Instrument #1994-07111; Instrument #1999-31095; Instrument #20041109000615190.

**\$740,000.00 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 10 day of May, 2022.

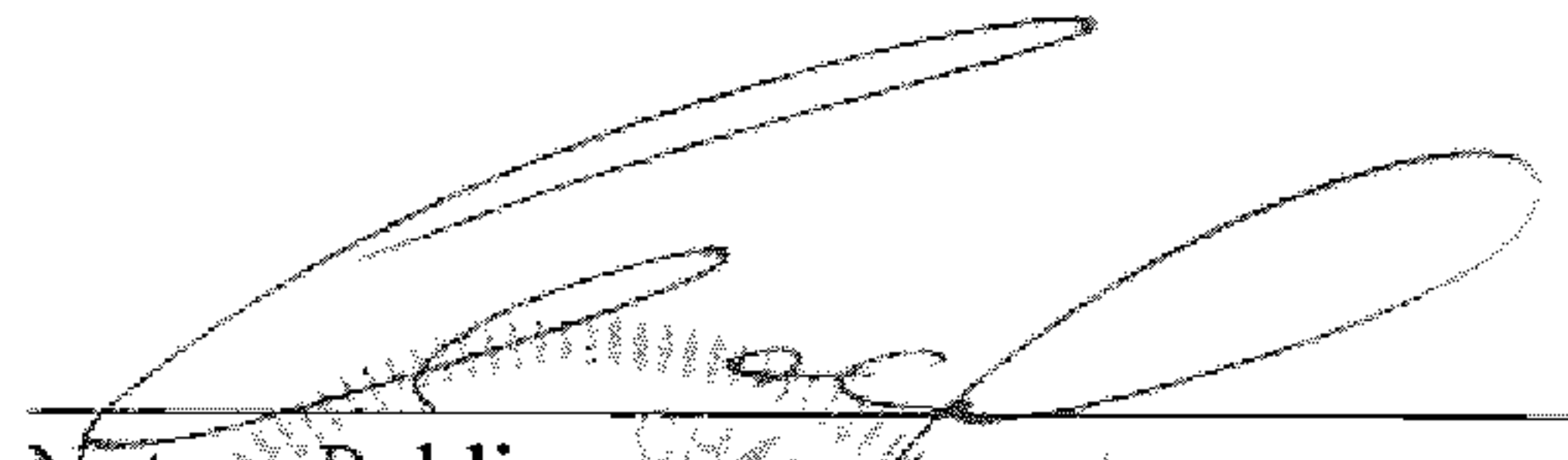
  
MICHAEL E STEWART

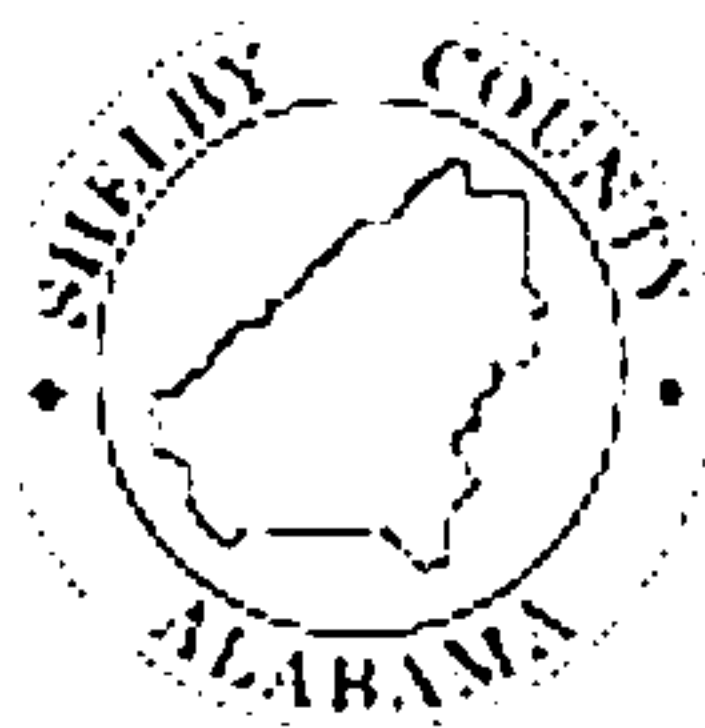
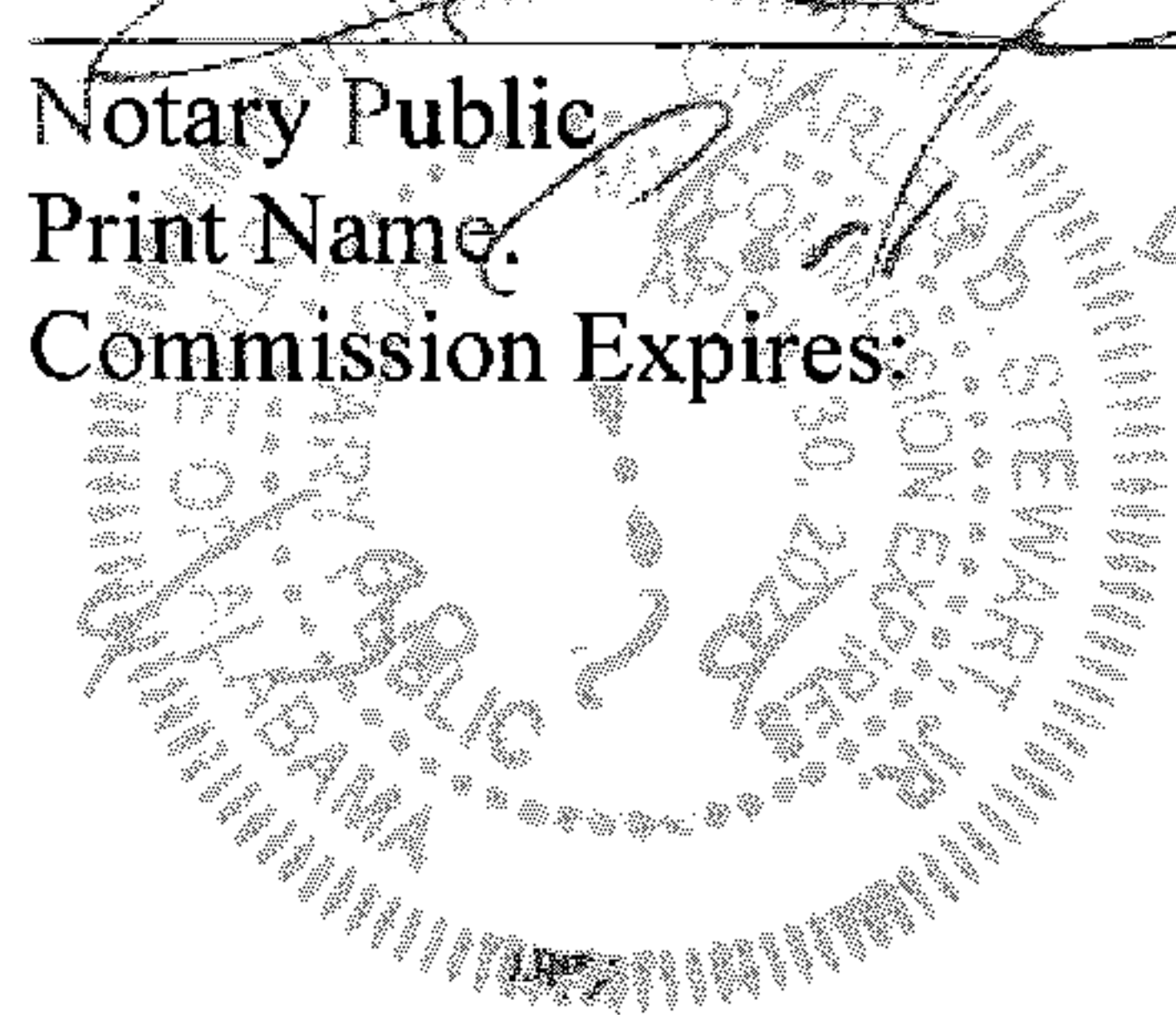
  
ANGELA W STEWART

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL E STEWART and ANGELA W STEWART 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 10 day of May, 2022.

  
Notary Public  
Print Name: Michael D. Stewart, Jr.  
Commission Expires: 05/30/2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2022 03:23:17 PM  
\$210.00 CHARITY  
20220517000201470

