

**This Document Prepared by:**

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**Send Tax Notice to:**

Karla F. Edwards  
158 Big Oak Drive  
Maylene, AL 35114

File number DAB12-520

**THE STATE OF ALABAMA        )  
COUNTY OF SHELBY         )**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One hundred thirty-five thousand and No/100 DOLLARS (\$135.000.00), and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged we, Newman M. Evans and Karen S. Evans, a married couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Karla F. Edwards, (herein referred to as GRANTEE), her heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:


Lot 224, according to the Resurvey of Final Plat of High Ridge Village, Phase 4, as recorded in Map Book 29 page 83 in the Probate Office of Shelby County, Alabama.

Source of title: Instrument number 20030804000500720.

**SUBJECT TO:**

1. Any prior reservation or conveyance together with release of damages, of minerals of every kind and character, including, but not limited to oil gas, sand and gravel in, on and under subject property.
2. General and special assessments for the year 2012 and subsequent years, not yet due and payable.
3. Restrictions, covenants, set back lines, easements as shown on Plat recorded in Map Book 29 page 265.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property recorded in Shelby Volume 40 page 265 and Shelby Volume 32 page 306 in the Probate Office of Shelby County, Alabama.
5. Articles of Incorporation of High Ridge Village Homeowners' Association, Inc., recorded in Instrument number 2001-4044, in the Probate office of Shelby County, Alabama.
6. Covenants, conditions and restrictions as set forth in Instrument number 2004-12726 and Real 87 page 482.
7. Agreement for release of damages as recorded in Real 97 Page 265.

*KE* *SE*

  
20120723000264250 1/2 \$150.00  
Shelby Cnty Judge of Probate, AL  
07/23/2012 02:43:35 PM FILED/CERT

Shelby County, AL 07/23/2012  
State of Alabama  
Deed Tax: \$135.00

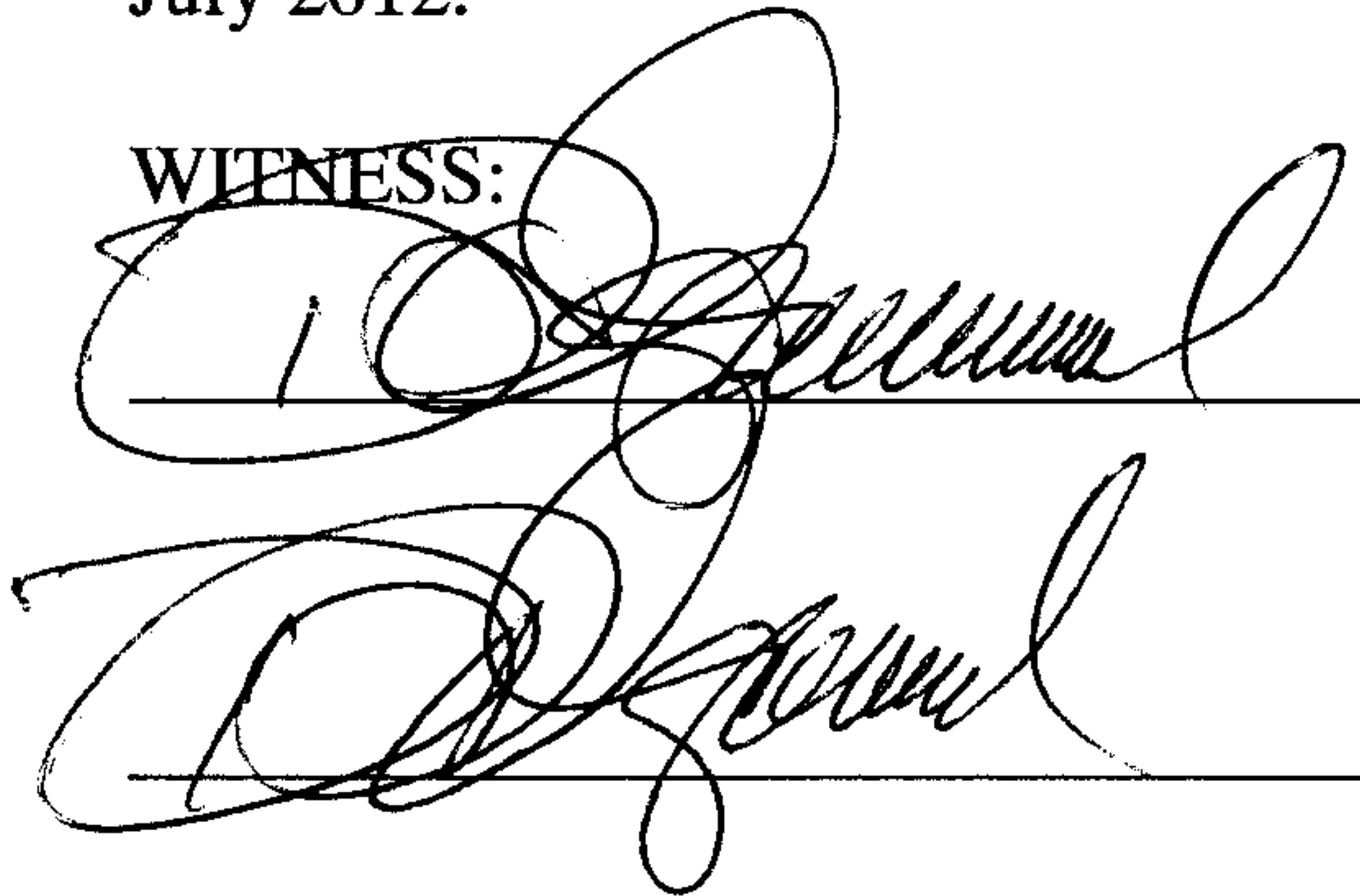
8. Terms, provision, covenants, restrictions, easements, charges, assessments and liens recorded in Instrument #2001-40042, supplemental Declaration recorded in Instrument #20030522000318000, second Supplemental Declaration recorded in Instrument #20030522000318010, Third Supplemental Declaration recorded in Instrument #20040224000094790 and Fourth Supplemental Declaration recorded in Instrument #20041116000629310.


TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, his heirs, successors and assigns FOREVER.


And GRANTORS do covenant with the said GRANTEE, her heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, her heirs, successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20 day of July 2012.

WITNESS:



 (L.S.)  
Newman M. Evans

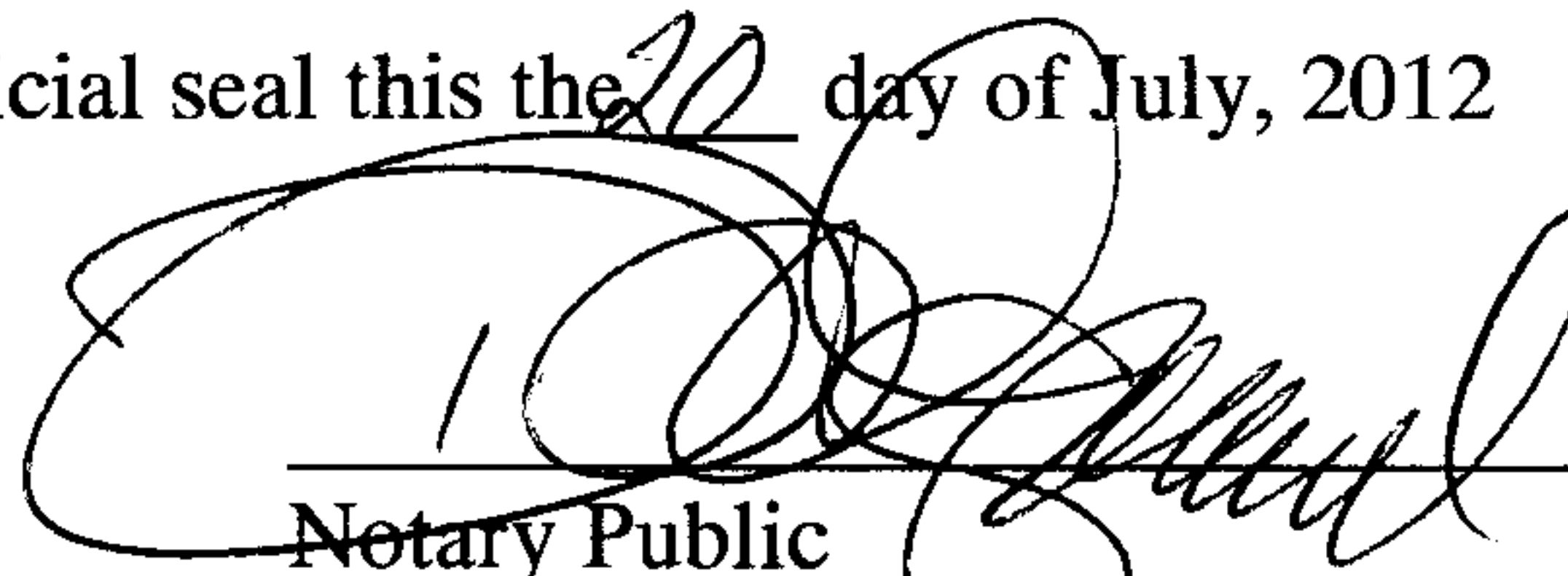
 (L.S.)  
Karen S. Evans

THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Newman M. Evans and Karen S. Evans, whose names are signed to the foregoing and who are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of July, 2012



  
Notary Public  
My Commission Expires: 8/16/15

