

Send tax notice to:  
JAMES E. PHILLIPS  
150 HIGHLAND VIEW 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

2017250

20170524000181550  
05/24/2017 11:29:32 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thirty-Five Thousand and 00/100 Dollars (\$735,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ALIDA J. JONES, A MARRIED WOMAN **whose mailing address** is: 9116 Signal Valley Trail, Chelsea AL 35043 (hereinafter referred to as "Grantors") by JAMES E. PHILLIPS and MARY G. PHILLIPS **whose property address** is: 150 HIGHLAND VIEW 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 411, ACCORDING TO THE MAP OF HIGHLAND LAKES, 4TH SECTOR, PHASE 1, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 19, PAGE 79, A&B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS ALL MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INST. #1994-07111 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 4TH SECTOR RECORDED IN INST # 1995-1906 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Restrictions appearing of record in Inst. No. 1995-26367
5. Restrictions and Covenants appearing of record in Inst. No. 1995-1906; Inst. No. 1995-18135; Inst. No. 1994-7111; Inst. No. 9402-3947; Inst. No. 1995-26367 and Inst. No. 1995-674
6. Right of way to Alabama Power Company recorded in Volume 111, Page 408; Volume 109, Page 70; Volume 149, Page 380; Volume 173, Page 364 and Volume 276, Page 670.

7. Agreement with Shelby Cable as recorded in Inst. No. 1997-33476

\$588,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

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.

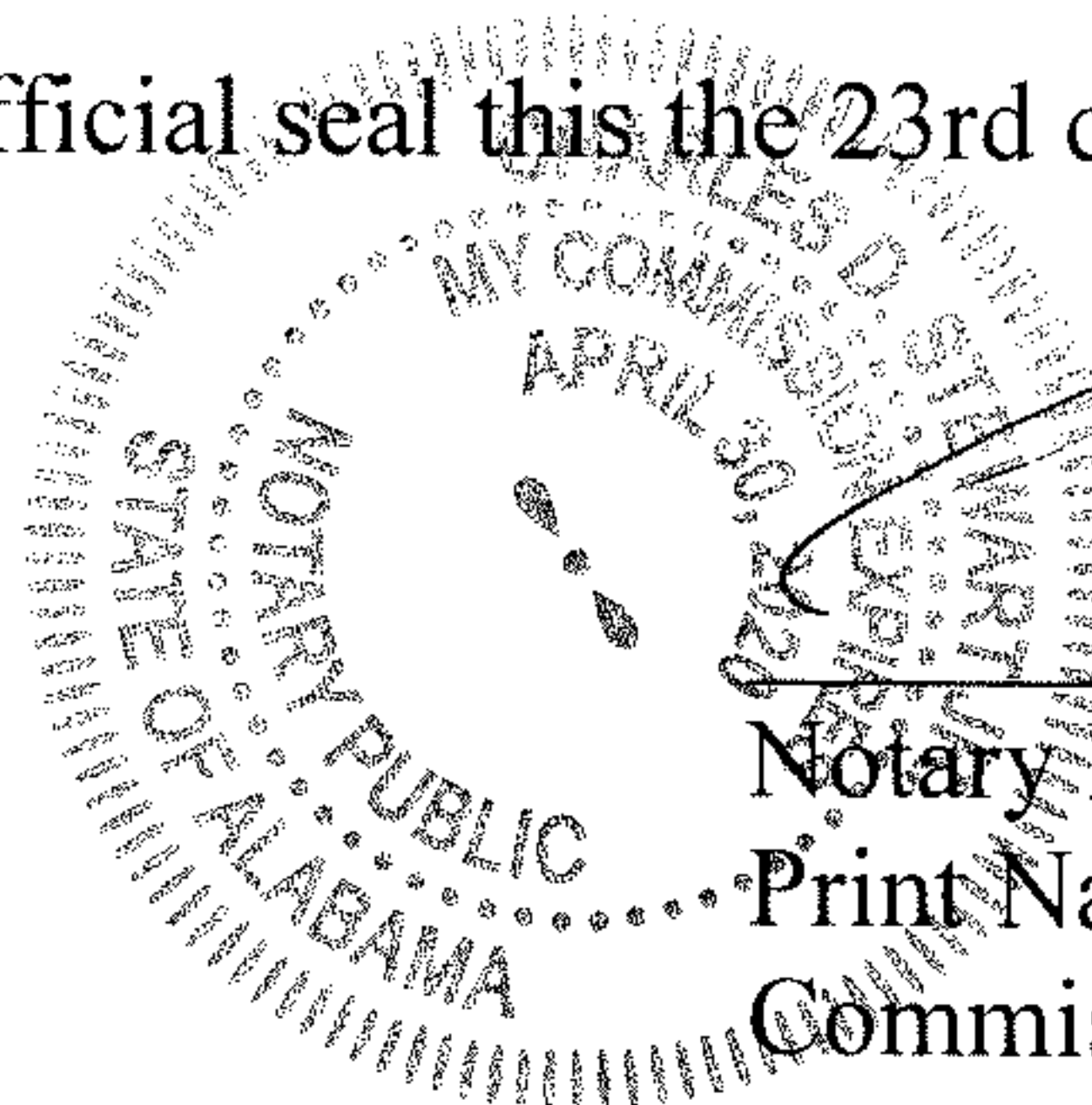
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23rd day of May, 2017.

  
ALIDA J. JONES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALIDA J. JONES 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 23rd day of May, 2017.

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/24/2017 11:29:32 AM  
\$165.00 CHERRY  
20170524000181550

