

Send tax notice to:
KIMBERLY A. STEVENS
2986 KELHAM GROVE WAY
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

2017339

20170705000237440
07/05/2017 12:43:56 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$374,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES M. BALLARD and SUZANNE A. BALLARD **whose mailing address** is: 3980 Grants Lane, Irondale, Al 35210(hereinafter referred to as "Grantors") by KIMBERLY A. STEVENS **whose property address** is: 2986 Kelham Grove Way, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, as recorded in The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A & B, in the Office of the Judge of Probate of 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 The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, Kelham Grove Neighborhood, recorded as Instrument No. 2013061300024820, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration".)

SUBJECT TO:

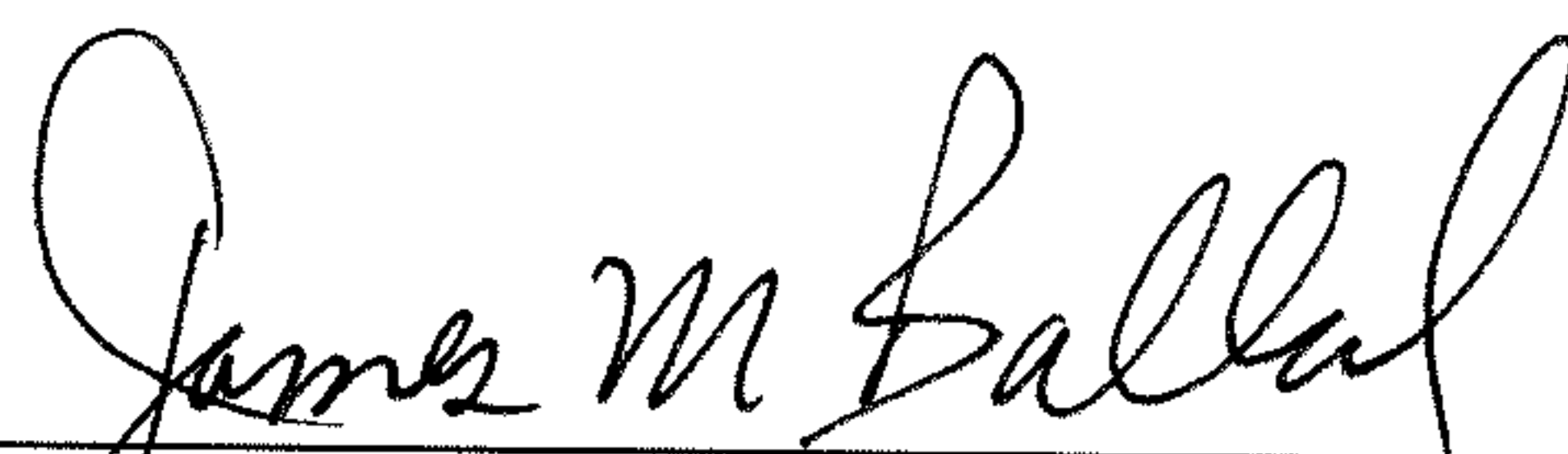
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Such state of facts as shown on the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 20040604000659280, Inst. No. 20060224000089280, Inst. No. 20060421000186650, Inst. No. 20060421000186670 and amended in Inst. NO. 20060712000335740, Inst. No. 20130613000242820 and 20070223000084910, Inst No. in the Probate Office of Shelby County, Alabama.
5. Subject to Notice of Final Assessment of Real Property as set out in Inst. No. 20051213000644260, in the Probate Office of Shelby County, Alabama.
6. Release of damages as recorded in Inst. No 20051229000667950, in the Probate Office of Shelby County, Alabama.

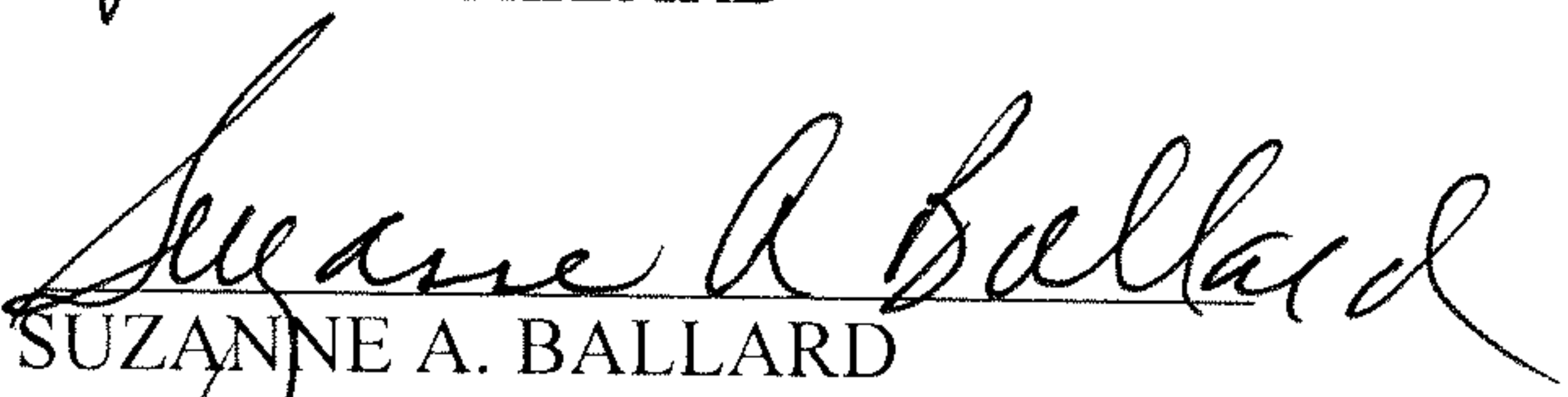
7. Right of way to Alabama Power Company as recorded in Inst No. 20060630000314890, Inst No. 20060630000315260 and Inst No. 20060630000315270 in the Probate Office of Shelby County, Alabama
8. Articles of Incorporation of Highland Village Residential Association as recorded in Inst No. 2006-120380, in the Probate Office of Shelby County, Alabama.
9. Public utility easements as shown by recorded plat, including any storm or sewer easements as shown on recorded plats.
10. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569 and Deed Book 134, Page 411, in the Probate Office of Shelby County, Alabama.
11. Right of way to Shelby County as recorded in Deed Book 196, Pages 237, 248 and 254, in the Probate Office of Shelby County, Alabama.
12. Easement to Shelby County as recorded in Inst No. 1992-15747 and Inst. No. 1992-24264, in the Probate Office of Shelby County, Alabama.
13. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Probate Office of Shelby County, Alabama.
14. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Inst. No. 20060828000422180, Inst. No. 20060828000422190 and Inst. No. 20061212000601650, in the Probate Office of Shelby County, Alabama.

\$356,155.00 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 29th day of June, 2017.

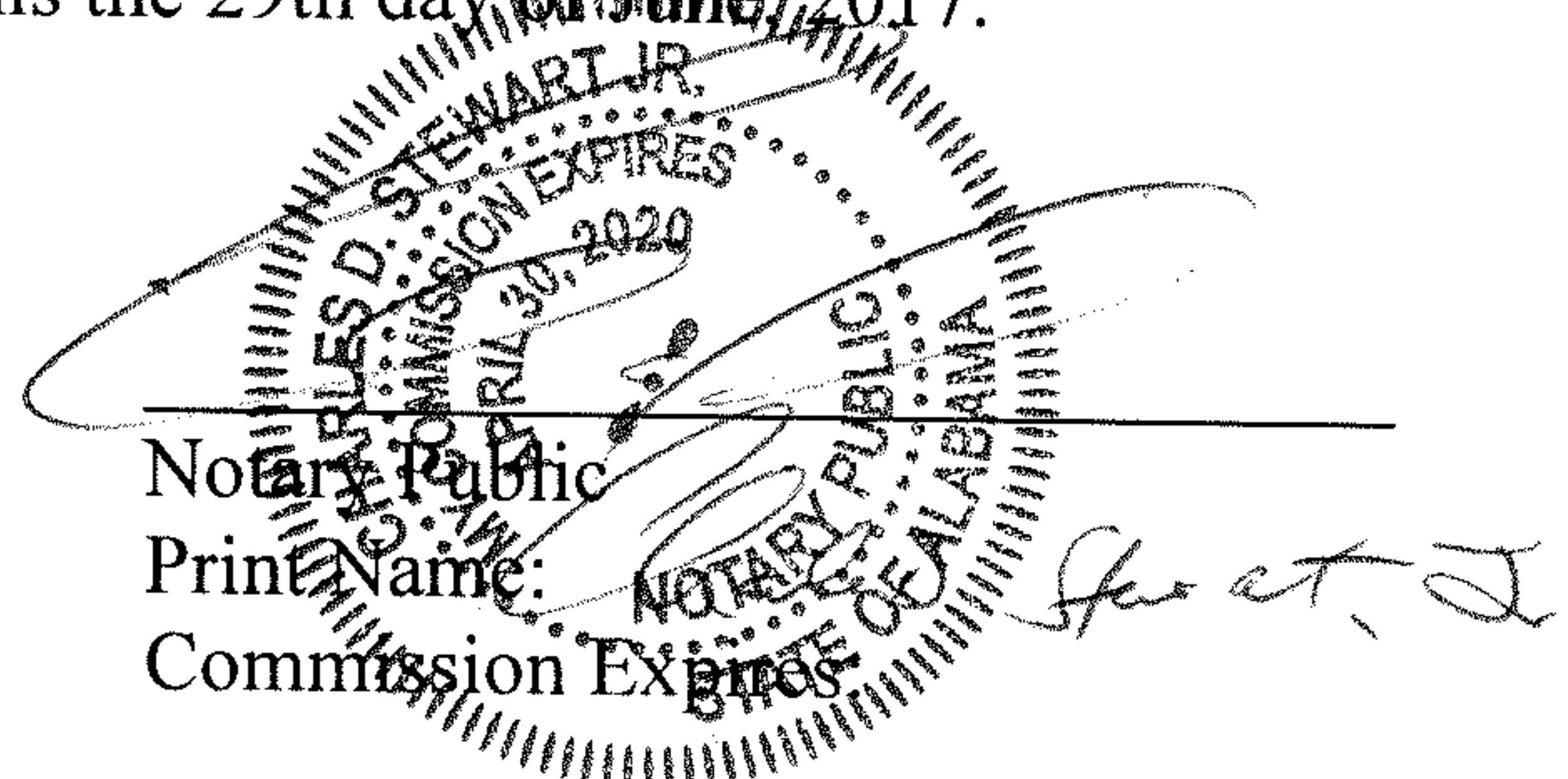

JAMES M. BALLARD


SUZANNE A. BALLARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M. BALLARD and SUZANNE A. BALLARD 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 29th day of June, 2017.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: April 30, 2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 12:43:56 PM
\$37.00 CHERRY
20170705000237440

