

Send tax notice to:
KAHN LIVING TRUST
1012 SOUTH HAMPTON PLACE
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

2017340

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, KIMBERLY A. STEVENS, a single individual **whose mailing address** is: 2986 Kelham Grove Way, Birmingham ,AL 35242 (hereinafter referred to as "Grantors") by Robert N. Kahn and Yvonne S. Kahn, Trustees for the Kahn Living Trust, dated July 23, 2002 and any amendments thereto, **whose mailing address** is: 1012 South Hampton Place, 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 102, according to The Village at Highland Lakes, Regent Park Neighborhood, as recorded in Map Book 37, Page 130, 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 or Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Inst. No. 20060421000186650 in the Probate Office of Shelby County, Alabama. and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, to be recorded as Inst. No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

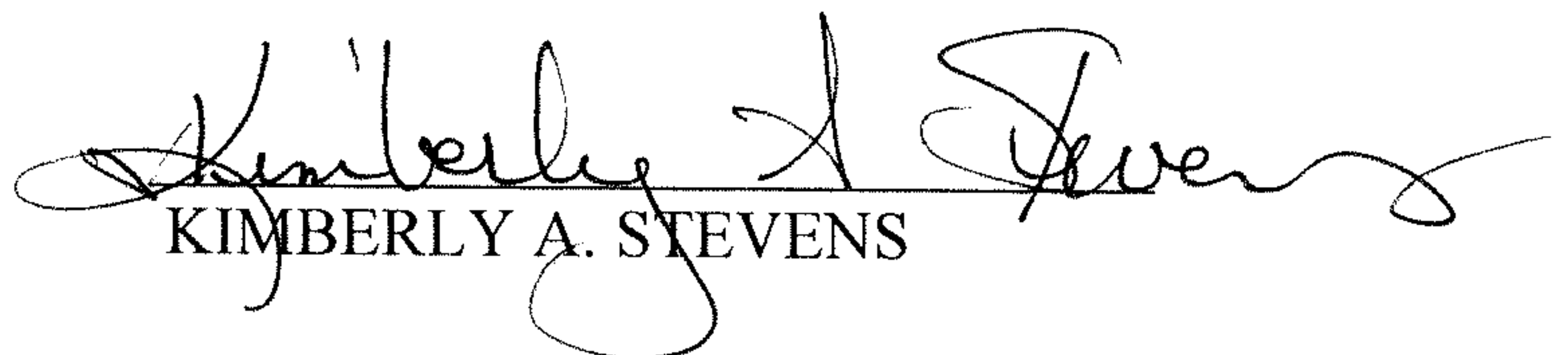
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905 and Deed Book 139, Page 569 and Deed Book 134, Page 411, in the Probate Office.
4. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254 and Instrument No. 20060630000314890; Instrument No.

- 20060630000315260 and Instrument No. 20060630000315270, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264, in the Probate Office of Shelby County, Alabama.
 6. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
 7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740, in the Probate Office of Shelby County, Alabama.
 8. Ingress and egress easements as recorded in Real Book 321, Page 812.
 9. Notes and Restrictions as set out per Map Book 37, Page 130
 10. Easement to Alabama Power Company as recorded in Instrument No. 20060630000314890, Instrument No. 20060630000315260 and Instrument Alabama. No. 20060630000315270, in the Probate Office of Shelby County, Alabama
 11. Articles of Incorporation of The Village at Highland Lakes Improvements District as recorded in Instrument No. 20051209000637840 and Notice of Final Assessment of Real Property as recorded Instrument No. 20051213000644260.

\$0.00 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.


KIMBERLY A. STEVENS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY A. STEVENS 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.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 02:46:00 PM
S338.00 CHERRY
20170705000237960



