

Send tax notice to:
TERRY MARTIN
1508 ROYAL MILE
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

2017550

Shelby COUNTY

20170914000335430
09/14/2017 01:52:23 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Eight Thousand and 00/100 Dollars (\$198,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, TWO MOUNTAINS LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 1500 Resource Drive, Birmingham, Al 35242 (hereinafter referred to as "Grantor") by TERRY MARTIN and CHERIE MARTIN **whose mailing address is:** 1508 Royal Mile, 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 10, ACCORDING TO THE SURVEY OF THE HIGHLANDS, PHASE 1, SECTOR 3, AS RECORDED IN MAP BOOK 48, PAGE 39A AND 39B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO THE USE OF THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND AGREEMENT OF THE HIGHLANDS, FILED FOR RECORDED IN INSTRUMENT 2017031300084930, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

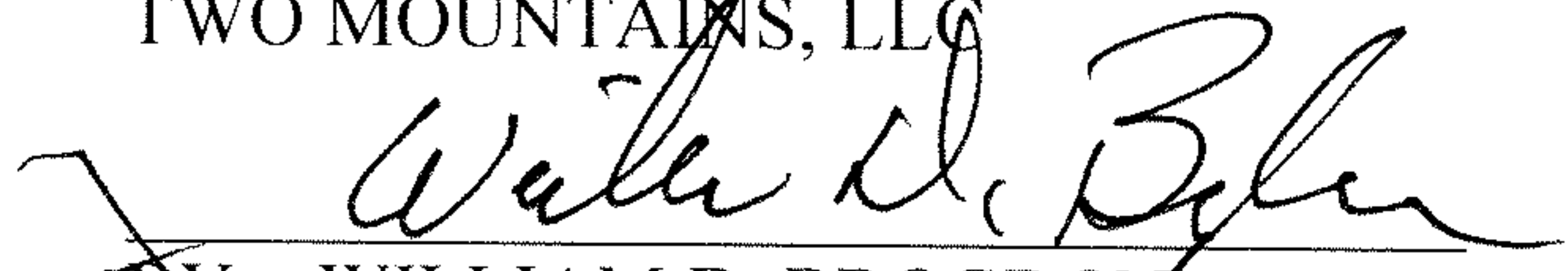
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Building lines and Easements per map.
3. Restrictions per map.
4. Restrictions as to land use as shown by deeds recorded in Instrument 1995-31770; Instrument 1995-31771 and Instrument 1995-31772, in the Probate Office of Shelby County, Alabama.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 19, Page 204; Deed Book 24, Page 600; Deed Book 26, Page 544; Deed Book 37, Page 443; Deed Book 39, Page 277; Deed Book 41, Page 540; Deed Book 47, Page 486; Deed Book 64, Page 319; Deed Book 100, Page 582; Deed Book 118, Page 61; Deed Book 139, Page 52, in the Probate Office of Shelby County, Alabama.
6. Easements, Restrictions and Agreements as set out in Deed of Conservation Easement as recorded in Instrument 20131230000496720, corrected in Affidavit recorded in Instrument 2016020800038960 in the Probate Office of Shelby County, Alabama.
7. Covenants and Agreements as set out in Instrument 20150427000135900, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, TWO MOUNTAINS, LLC, by WILLIAM D. BROGDON, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of September, 2017.

TWO MOUNTAINS, LLC


BY: WILLIAM D. BROGDON
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM D. BROGDON, whose name as MANAGING MEMBER of TWO MOUNTAINS, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of September, 2017


Notary Public

Print Name: 

Commission Expires: 



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/14/2017 01:52:23 PM
\$216.00 CHERRY
20170914000335430

