

Send tax notice to:
STEPHEN H. WOOD
4032 GROVE PARK CIRCLE
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

2017546

Shelby COUNTY

20170926000350020
09/26/2017 02:06:51 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Forty-Eight Thousand and 00/100 Dollars (\$348,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WARREN C. DICKERSON AND MINA L. DICKERSON, TRUSTEES OF THE WARREN C. DICKERSON REVOCABLE, TRUST, DATED APRIL 9, 2001, AND ANY AMENDMENTS THERETO, **whose mailing address is:** 235 Inverness Center Drive, Apt 121, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by STEPHEN H. WOOD and PAULA R. WOOD **whose property address is:** 4032 Grove Park Circle, 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 1135, according to the Map of Highland Lakes, 11th Sector, an Eddleman Community, as recorded in Map Book 27, Page 84 A, B, C and D, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate office of Shelby County, Alabama and the Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, 11th Sector, recorded as Instrument #2000-41316 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 due and payable until October 1, 2017.
2. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 28, Page 237; Deed Book 81, Page 417, Inst. #1998-7776; Inst. #1998-7777 and Inst. #1998-7778, and any damages relating to the exercise of such rights or the extraction of such minerals.
3. Right(s) of way to Shelby County, as recorded in Deed Book 95, Page 503 and Deed Book 196, Page 246.
4. Right of way to Alabama Power Company as recorded in Volume 31, Page 355; Deed Book 111, Page 408; Deed Book 109, Page 70; Deed Book 133, Page 210; Deed Book 133, Page 212; Deed Book 134, Page 408; Deed Book 149, Page 380; Deed Book 173, Page 364 and Deed Book 276, Page 670.
5. Right(s) of way to Birmingham Water & Sewer Board, as recorded in Inst. #1996-25667; Inst. #1997-4027 and Inst. #2000-12490.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Inst. #1994-07111 and amended in Inst. #1996-17543; Second Amendment recorded in Inst. #1999-31095
7. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Inst. #9402-3947.

8. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 11th Sector appearing of record in Inst. #2000-41316 and Supplementary Decantation and Amendment recorded in Instrument #20151230000442900.
9. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company, as recorded in Inst. #2001-22920.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. #1993-15704, in Probate Office.
11. Cable Agreement as recorded in Inst. #1997-33476.
12. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others and maintenance of Lake property described within Inst. # 1993-15705, in Probate Office.
13. Release of damages as recorded in Inst. # 1999-40619.
14. License Agreement and Easement as recorded in Inst. #2001-43171.

\$248,000.00 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, THE WARREN C. DICKERSON REVOCABLE TRUST, DATED APRIL 9, 2001 by WARREN C. DICKERSON AND MINA L. DICKERSON, its TRUSTEES, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 22nd day of September, 2017.

THE WARREN C. DICKERSON REVOCABLE TRUST,
DATED APRIL 9, 2001

Warren C. Dickerson Trustee
BY: WARREN C. DICKERSON, TRUSTEE

Mina L. Dickerson Trustee
BY: MINA L. DICKERSON, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WARREN C. DICKERSON AND MINA L. DICKERSON, whose names as TRUSTEES of THE WARREN C. DICKERSON REVOCABLE TRUST, DATED APRIL 9, 2001 are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 22nd day of September, 2017.

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4/30/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/26/2017 02:06:51 PM
\$118.00 CHERRY
20170926000350020

James W. Fuhrmeister