

20171012000372170
10/12/2017 02:47:38 PM
DEEDS 1/2

Send tax notice to:

JONATHAN CURTIS
2112 LINDSAY LANE
PELHAM, AL, 35043

This instrument prepared by:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2017582

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00) **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 JONATHAN CURTIS and DEBBIE T. CURTIS **whose property address is:** 2112 LINDSAY LANE, PELHAM, AL, 35043 (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 20, ACCORDING TO THE SURVEY OF THE HIGHLANDS, PHASE 1, SECTOR 4, AS RECORDED IN MAP BOOK 48, PAGE 40A AND 40B 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, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Building Lines, Easements and Restrictions per map.
3. 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.
4. 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.
5. 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.
6. Covenants and Agreements as set out in Instrument 20150427000135900, in the Probate Office of Shelby County. Alabama.
7. Easement to City of Pelham for rights of ingress and egress for the purpose of installing and maintaining water lines, pipes and hydrants and other utilities as recorded in

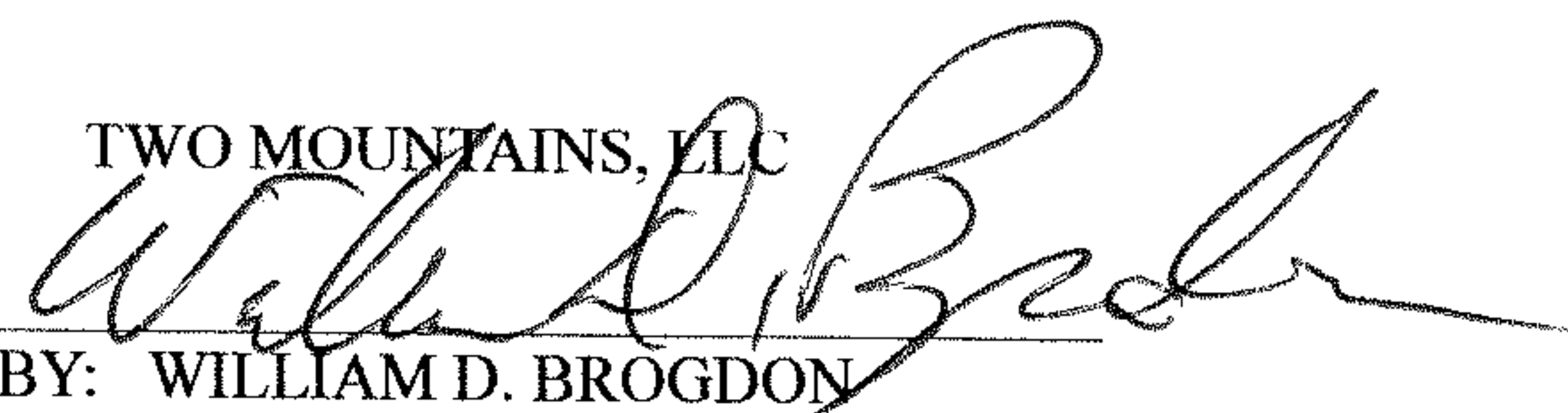
Instrument 20151228000438270, Instrument 20151228000438280, Instrument 20151228000438290, Instrument 20151228000438300, Instrument 20151228000438310, Instrument 20151228000438320, Instrument 2016020200034510, Instrument 2016020200034520; Instrument 20160512000163330, Instrument 20160907000342100, Instrument 20170824000308070, in the Probate Office of Shelby County, Alabama.

8. Easement to City of Chelsea for rights of ingress and egress for the purpose of installing and maintaining water lines, pipes and hydrants and other utilities as recorded in Instrument 20161014000377530 in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company as recorded in Instrument 20161229000472820, Instrument 20160721000255130, Instrument 2017031400086430, Instrument 20170609000202880, Instrument 20170612000205130 in the Probate Office of Shelby County, Alabama.
10. Articles of Incorporation of Highlands Community Homeowner's Association as recorded in Instrument 20160802000289010 in the Probate Office of Shelby County, Alabama.
11. Amended and Restated Declaration of Protective Covenants as recorded in Instrument 2017031300084930 in the Probate Office of Shelby County, Alabama.
12. Right of way of Shelby County as recorded in Deed Book 39, Page 439 in the Probate Office of Shelby County, Alabama.

\$318,750.00 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 9th day of October, 2017.

TWO MOUNTAINS, LLC

BY: WILLIAM D. BROGDON
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

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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 9th day of October, 2017.

KAREN M PORTWOOD
Notary Public, Alabama State At Large
My Commission Expires Aug. 24, 2019

Notary Public

Print


KAREN M. PORTWOOD

Com

8-24-2019

Name:
mission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/12/2017 02:47:38 PM
\$124.50 CHERRY
20171012000372170

