

Send tax notice to:
MARTHA A DAWSON
1124 HIGHLAND LAKES 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
SHELBY COUNTY

2017581T

20171020000381900
10/20/2017 12:05:37 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Sixty-Five Thousand and 00/100 Dollars (\$965,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CHRISTOPHER ALLEN MARTIN and MELISSA ANN MARTIN**, husband and wife, whose mailing address is: 1124 Highland Lake Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **MARTHA A DAWSON** whose property address is: 1124 HIGHLAND LAKES CIRCLE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of Lot 141, according to the Map of Highland Lakes, 1st Sector, as recorded in Map Book 18, page 37, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Lot 142, Highland Lakes, 1st Sector, as recorded in Map Book 18, page 37, in the Probate Office of Shelby County, Alabama, being also the NE corner of Lot 141, along the Easterly right of way of Highland Lakes Circle; being the Point of Beginning; thence run Southwesterly along the Right of Way of Highland Lakes Circle being a curve concave Northwesterly with a radius of 305.00 feet and a central angle of 9°23'34"; thence run along the arc of said curve 50.00 feet; thence southeasterly with an interior angle right of 122°29'44" from the chord 194.88 feet; thence Northerly with an interior angle right of 16°56'33", 206.80 feet along the easterly lot line of Lot 141; thence an interior angle right of 125°51'32", 30.00 feet to the Point of Beginning.

ALSO: Lot 142, according to the Map of Highland Lakes, 1st Sector, as recorded in Map Book 18, page 37, 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, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 1st Sector, recorded as Instrument #1994-07112, 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, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.

2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Map of Highland Lakes, 1st Sector, as recorded in Map Book 18, page 37, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those as recorded in Book 28, Page 237.
4. Covenants in favor of Alabama Power Company recorded in Instrument #1994-1186.
5. Covenants, Conditions and Restrictions as recorded in Instrument #1994-07112; Instrument #9402-3947; and Instrument #9402-3947.
6. Right of way in favor of Alabama Power Company recorded in Book 111, page 408, Book 109, page 70; Book 149, page 380; Book 173, Page 364; Book 276, Page 670, Book 134, Page 408, Book 133, Page 210 and Book 31, Page 355
7. Right of way in favor of Shelby County recorded in Book 196, page 246.
8. Easement Agreement recorded in Instrument #1993-15704 and Instrument #1993-15705.

\$700,000.00 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 19th day of October, 2017.

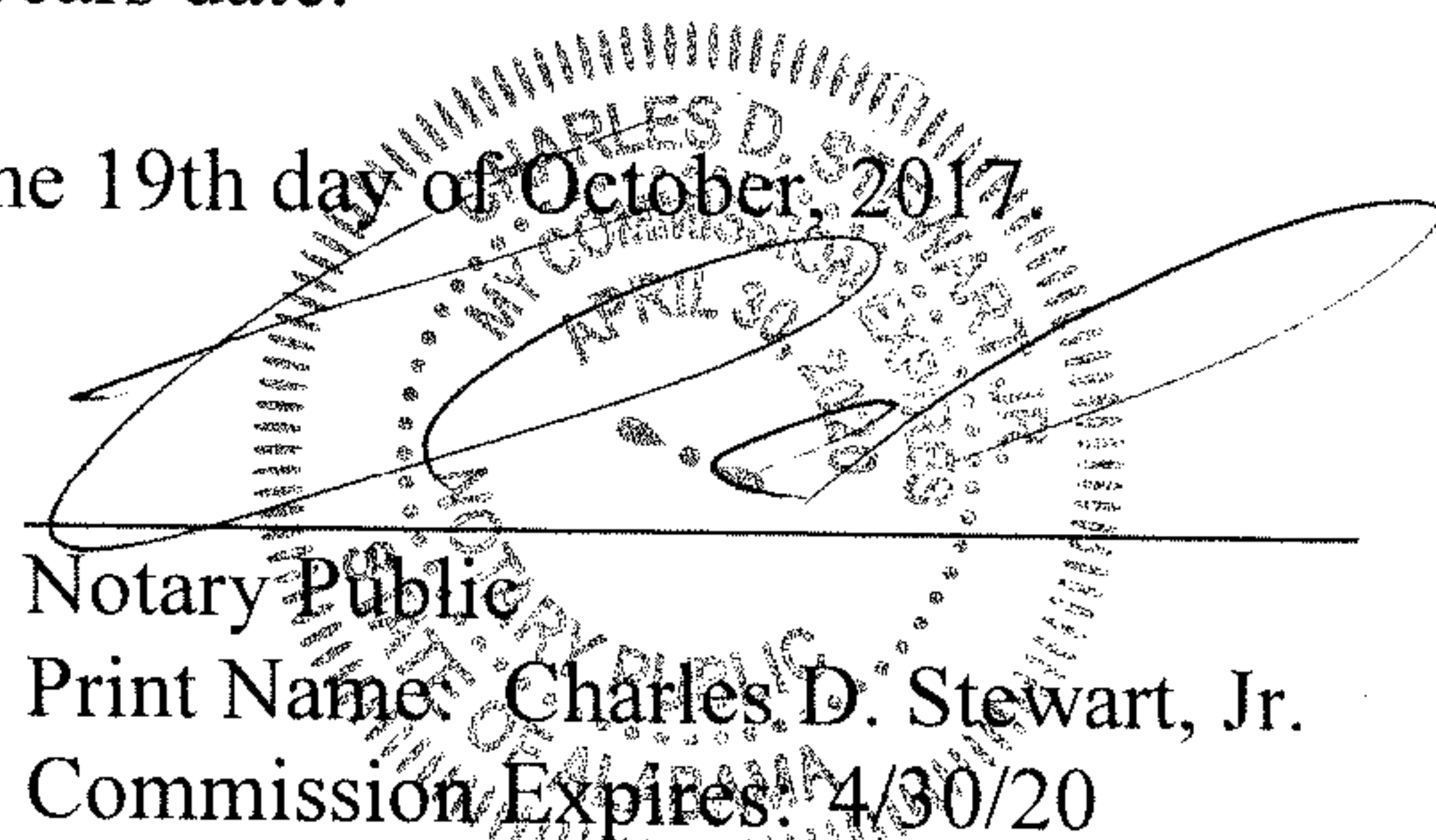

CHRISTOPHER ALLEN MARTIN


MELISSA ANN MARTIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER ALLEN MARTIN and MELISSA ANN MARTIN whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of October, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/20/2017 12:05:37 PM
\$283.00 CHERRY
20171020000381900

