

Send tax notice to:  
STEVEN MICHAEL PHILLIPS  
1031 BLUESTONE WAY  
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

2018057T

**20180227000062680**  
**02/27/2018 01:11:34 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, THEODORE V CWYNAR and BARBARA A CWYNAR, HUSBAND AND WIFE, **whose mailing address** is: 29 Rookery Rd, Savannah, GA 31411 (hereinafter referred to as "Grantors") by STEVEN MICHAEL PHILLIPS and AMANDA MICHELLE PHILLIPS **whose property address** is: 1031 BLUESTONE WAY, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1268A, according to the Survey of Highland Lakes, 12th Sector, an Eddleman Community, as recorded in Map Book 33, page 118, in the Office of the Judge of Probate 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, 12th Sector, recorded in Instrument #20040510000244590, 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 Survey of Highland Lakes, 12th Sector, an Eddleman Community, as recorded in Map Book 33, page 118, 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 Instrument #1998-7776; Instrument #1998-7777 and Instrument #1998-7778.
4. Cable Agreement recorded in Instrument #1997-33476.
5. Right of way granted to Birmingham Water and Sewer Board recorded in Instrument #1997-4027; and Instrument #1996-25667.
6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, 12th Sector as recorded in Instrument # 20040510000244590.

- 7. Declaration of Easements and Master Protective Covenants for Highland Lakes recorded in Instrument #1994-07111; amended in Instrument #1996-17543 and Instrument #1999-31095.
- 8. Lake Easement Agreement described in Instrument #1993-15705.
- 9. Easement for Ingress and Egress as recorded in Instrument #1993-15704.
- 10. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument #20040510000244590.

\$365,000.00

~~\$367,000.00~~ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 26th day of February, 2018.

*Theodore V Cwynar*  
 \_\_\_\_\_  
 THEODORE V CWYNAR

*Barbara A Cwynar*  
 \_\_\_\_\_  
 BARBARA A CWYNAR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THEODORE V CWYNAR and BARBARA A CWYNAR 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 26th day of February, 2018.

*Charles D. Stewart Jr.*  
 \_\_\_\_\_  
 CHARLES D. STEWART JR.  
 Notary Public  
 Print Name:  
 Commission Expires: 02/28/2019  
 STATE OF ALABAMA  
 30-20



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/27/2018 01:11:34 PM  
 \$218.00 CHERRY  
 20180227000062680

*James W. Fuhrmeister*