

Send tax notice to:
ROGER BASS
1073 REGENT PARK DRIVE
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

2018084

WARRANTY DEED

**20180306000073190
03/06/2018 03:10:14 PM
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **OPHELIA T COX**, a single individual, whose mailing address is: 5015 Greystone Way, Birmingham AL 35242 (hereinafter referred to as "Grantor") by **ROGER BASS** whose property address is: 1073 REGENT PARK DRIVE, 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:

Lot 45 according to the Survey of The Village at Highland Lakes Regent Park Neighborhood, Phase Five, an Eddleman Community as recorded in Map Book 42, Page 37 in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Regent Park Neighborhood, recorded in Instrument 20070223000084910 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declarations").

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. Notice of Final Assessment of Real Property due and payable to The Village at Highland Lakes Improvement District as recorded in Instrument 20051213000644260, in the Probate Office of Shelby County, Alabama.
3. Any and all continuing liens encumbering the subject property which may be created by potential future assessments of The Village at Highland Lakes Improvement District.
4. Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument 20051209000637840, in the Probate Office of Shelby County, Alabama.
5. Restrictions as recorded in Instrument 20041202000659280 and amended in Instrument 20060524000244790 in the Probate Office of Shelby County, Alabama.

6. Easement to Alabama Power Company as recorded in Instrument 20060630000314890, Instrument 20060630000315260, Instrument 20060630000315270, and Instrument 20080401000130220 in the Probate Office of Shelby County, Alabama.
7. Easement to Bellsouth Telecommunications as recorded in Instrument 20050803000394300 in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants as recorded in Instrument 20061212000610650, Instrument 20060828000422180 and Instrument 20071108000516450 in the Probate Office of Shelby County, Alabama.
9. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes Regent Park Neighborhood, as recorded in Instrument 2007022300084910, First Supplement to Declaration in Instrument 20070830000408300, Second Supplement to Declaration in Instrument 20080501000178840, Third Supplement to Declaration in Instrument 2009012100018210, Fourth Supplement to Declaration in Instrument 2011012500025020, Correct Fourth Supplement to Declaration in Instrument 20110406000107050, Fifth Supplement to Declaration in Instrument 20110406000107060, in the Probate Office of Shelby County, Alabama.
10. Declaration of Easement and Master Protective Covenants as recorded in Instrument 200604210000186650 in the Probate Office of Shelby County, Alabama.
11. Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Instrument LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama.
12. Mineral and Mining Rights including but not limited to, title to all minerals within and underlying the premises, together with all oil and mineral rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417 in the Probate Office of Shelby County, Alabama.
13. Right of Way to Shelby County, Alabama as recorded in Deed Book 196, Pages 237, 248, and 254 and Instrument 1992-15747 and Instrument 1992-24264 in the Probate Office of Shelby County, Alabama.
14. Right of Way to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, and Deed Book 134, Page, 411 in the Probate Office of Shelby County, Alabama.
15. Right of way as recorded in Shelby Real 103, Page 844 and Map Book 3, Page 148 in the Probate Office of Shelby County, Alabama.
16. Easement for Ingress/Egress recorded in Deed Book 321, Page 812 in the Probate Office of Shelby County of Alabama.
17. Reservations, limitations, conditions and release of damages as recorded in Instrument 20051229000667950 in the Probate Office of Shelby County, Alabama.
18. Memorandum of Sewer Service Agreement Regarding The Village at Highland Lakes as recorded in Instrument 20121107000427760, in the Probate Office of Shelby County, Alabama.

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 5th day of March, 2018.

20180306000073190 03/06/2018 03:10:14 PM DEEDS 3/3

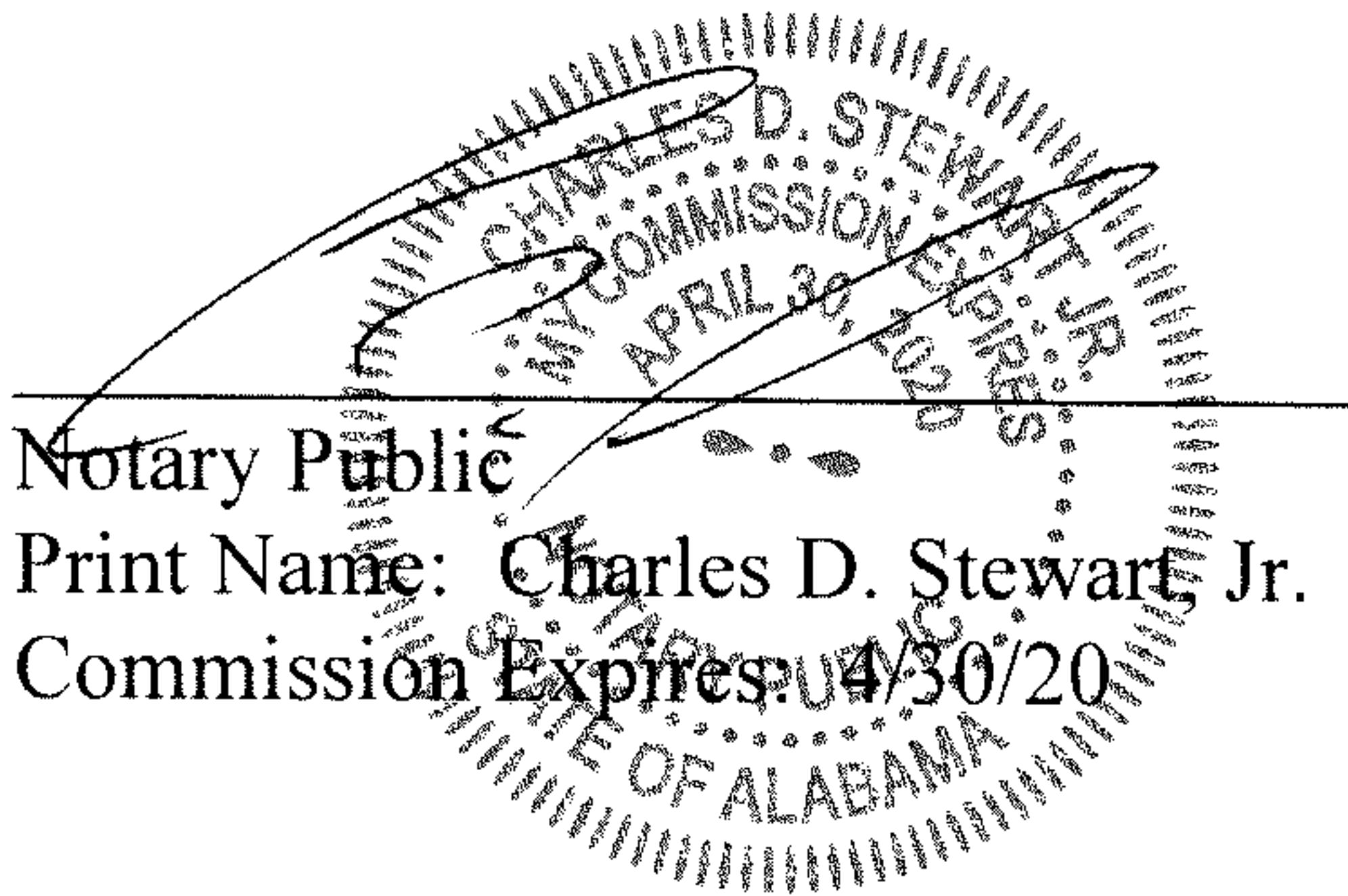


OPHELIA T COX

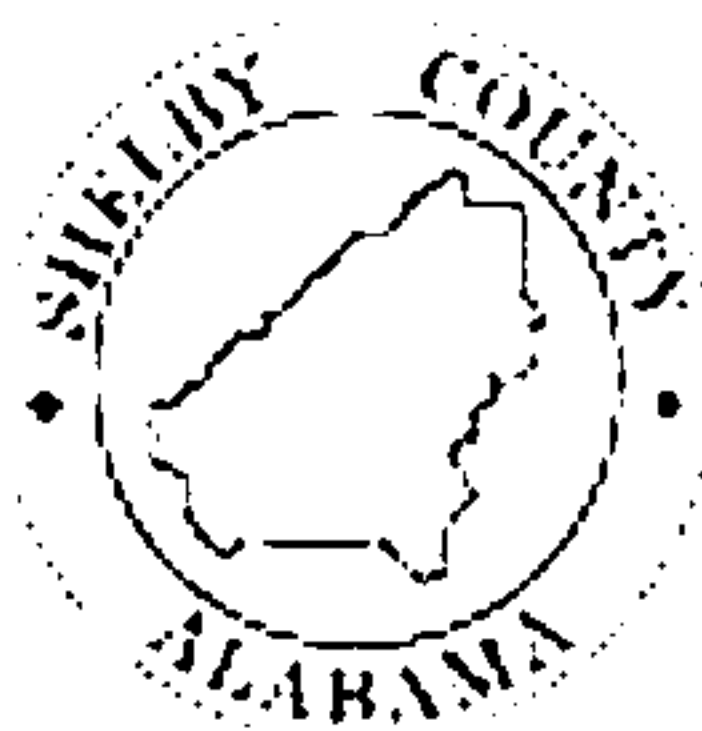
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OPHELIA T COX whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2018.



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
03/06/2018 03:10:14 PM
\$311.00 CHERRY
20180306000073190

