

Send tax notice to:  
CURTIS JOHNSON  
2144 BROOK HIGHLAND RIDGE  
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

2018062

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Sixty Thousand and 00/100 Dollars (\$760,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAM E GRANT and ROBERT S GRANT, SINGLE INDIVIDUALS **whose mailing address** is: 7203 Retreat Cir Birmingham AL 35242 (hereinafter referred to as "Grantors") by CURTIS JOHNSON and LISA JOHNSON **whose property address** is: 2144 BROOK HIGHLAND RIDGE, 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 2212, according to Brook Highland, 22nd Sector, an Eddleman Community, recorded in Map Book 28, Page 81, in the Probate Office of Shelby County, Alabama.**

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. Title to all gas and minerals within and underlying the premises, together with all oil and mining 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 32, Page 48; Deed Book 127, Page 140 and Deed Book 121, Page 294, in the Probate Office of Shelby County, Alabama.
3. Building and setback lines of 35 feet as recorded in Map Book 28, Page 17, in the Probate Office of Shelby County, Alabama.
4. Public utility easements as shown by recorded plat.
5. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc., as recorded in Real 194, Page 287 in said Probate Office along with Supplemental Protective Covenants being amended in Real 263, page 604, in said Probate Office, Supplemental Protective Covenants of Brook Highland, as set out in Instrument No. 2000-00933 and in Map Book 28, Page 16, in said Probate Office.
7. A non-exclusive easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the City of Birmingham, dated July 11, 1988, and recorded in Real 194, Page 20 and Real 194, Page 43 in said Probate Office.
8. Easements and agreements between AmSouth Bank, N.A. as Ancillary Trustee for NCB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, Page 1 and Real 194, Page 40 in said Probate Office.
9. Drainage Agreement between AmSouth Bank, N.A. as Ancillary trustee for NCB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office.
10. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18 in said Probate Office.
11. Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.

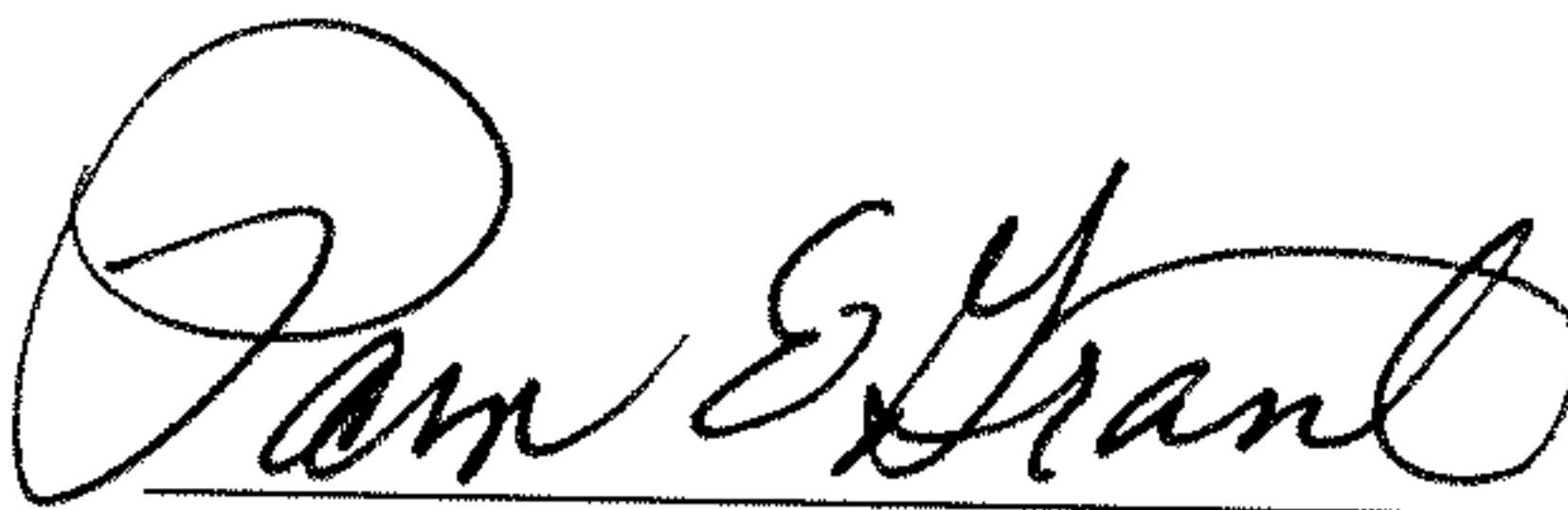
- 12. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 28, Page 17 and Map Book 28, Page 17, in Probate Office; ~~the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.~~
- 13. Subdivision restrictions shown on recorded plat in Map Book 28, Page 17 and Map Book 28, Page 81 to provide for construction of single family residences only.
- 14. Easement to Water Works & Sewer Board recorded in Real 252, Page 210 in said Probate Office.
- 15. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions set out in Real 307, Page 950 in said Probate Office.
- 16. Deed and Bill of Sale to The Water Works Board of the City of Birmingham, recorded in Book 194, Page 20 in said Probate Office.
- 17. Terms, agreements and right of way to Alabama Power Company, recorded in Book 181, Page 995 in said Probate Office.
- 18. Agreement concerning electric service recorded in Book 306, Page 119 in said Probate Office.
- 19. Right of way to The Water Works and Sewer Board of the City of Birmingham as recorded in Instrument No. 2001-0085, in the Office of the Judge of Probate of Shelby County, Alabama.


\$683,275.00 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 16th day of March, 2018.

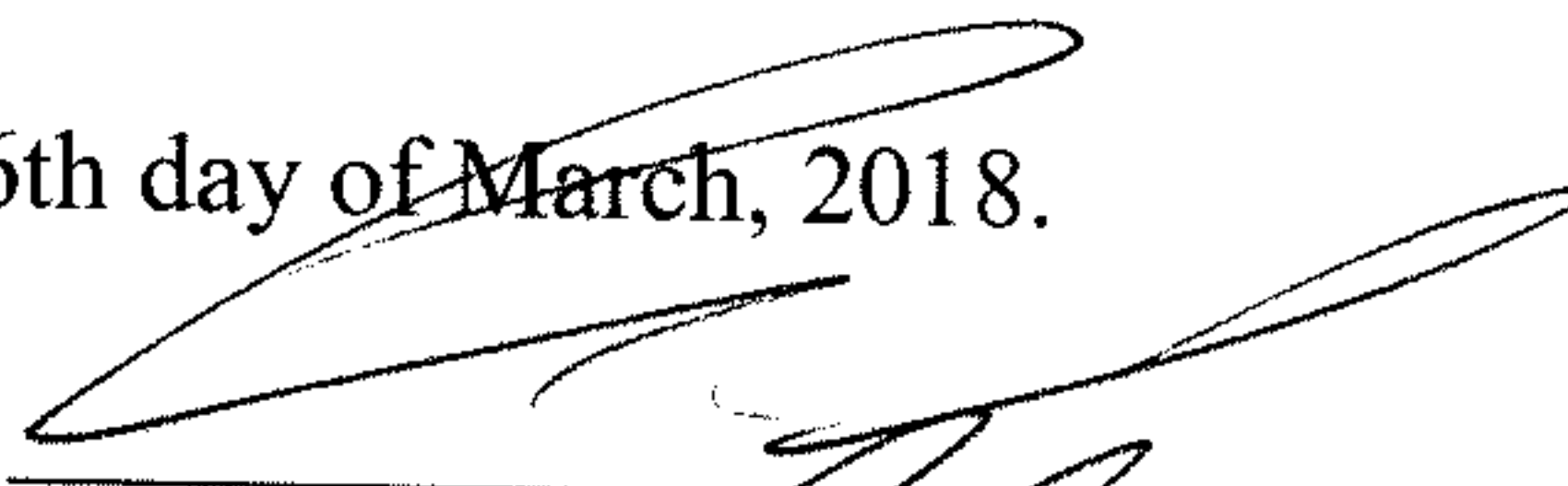
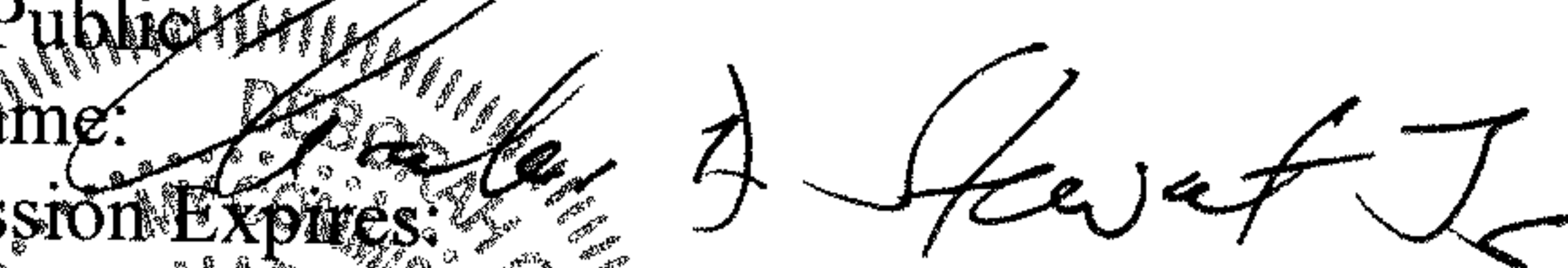

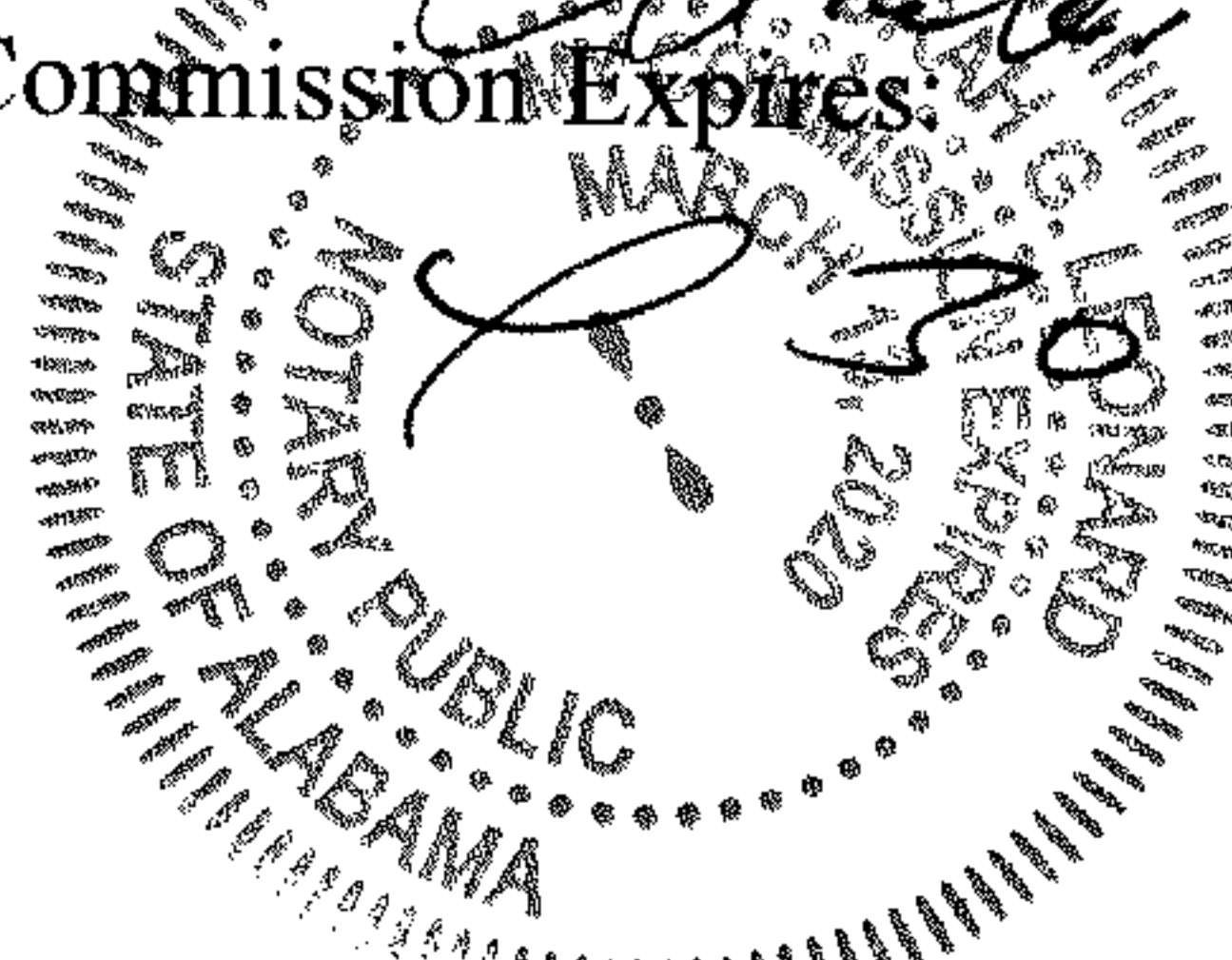
  
PAM E GRANT

  
ROBERT S GRANT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAM E GRANT and ROBERT S GRANT 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 16th day of March, 2018.

  
Notary Public  
Print Name:   
Commission Expires:   




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/20/2018 12:36:06 PM  
\$95.00 CHERRY  
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