

20180619000217910
06/19/2018 02:16:22 PM
DEEDS 1/2

Send tax notice to:
MATTHEW T WATERS
3001 NEWBURY 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

2018318T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Five Thousand and 00/100 Dollars (\$445,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DANIEL R GRAVES and AMANDA B GRAVES, HUSBAND AND WIFE **whose mailing address** is: 1103 Retreat Ln, Birmingham AL 35242 (hereinafter referred to as "Grantors") by MATTHEW T WATERS and JENNIE M WATERS **whose property address** is: 3001 NEWBURY CIRCLE, BIRMINGHAM, AL, 35242 (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 1019, ACCORDING TO THE MAP OF HIGHLAND LAKES, 10TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY , AS RECORDED IN MAP BOOK 26, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY , ALABAMA; BEING SITUATED IN SHELBY COUNTY , ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY , ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 10TH SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 1999-43196 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 Highland Lakes, 10th Sector, Phase I, an Eddleman Community as recorded in Map Book 26, page 27, in the Probate Office of Shelby County, Alabama.

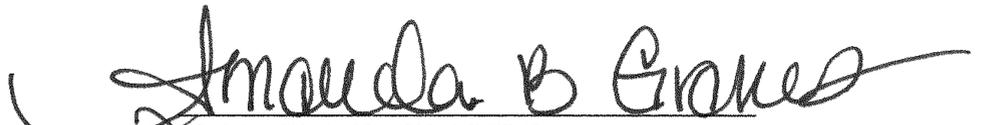
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, including those recorded in Book 28, Page 237 and Instrument #1999-40618.
4. Easement for ingress and egress recorded in Instrument #1993-15704.
5. Lake Easement Agreement recorded in Instrument #1993-15705.
6. Shelby Cable Agreement recorded in Instrument #1997-33476.
7. Right of Way granted to Birmingham Water and Sewer Board recorded in Instrument #1997-4027 and Instrument #1996-25667.
8. Articles of Incorporation of Highland Lakes Residential Association, Inc. recorded in Instrument #9402/3947.
9. Covenants, Conditions and Restrictions as recorded in Instrument #1994-07111, Instrument #1996-17543, Instrument #1999-31095 and Instrument 1999-43196.

\$422,750.00 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 15th day of June, 2018.

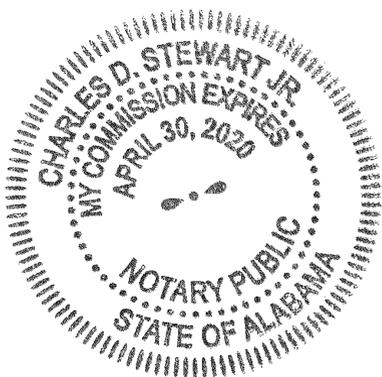

DANIEL R GRAVES

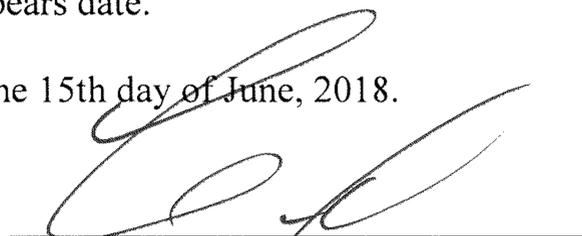

AMANDA B GRAVES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL R GRAVES and AMANDA B GRAVES 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 15th day of June, 2018.




Notary Public
Print Name:
Commission Expires:

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/19/2018 02:16:22 PM
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