

Send tax notice to:
STEVE MICHAEL SAUNDERS
1023 PARKWOOD ROAD
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

2018351T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MARK C LEWIS and CHRISTA C LEWIS, HUSBAND AND WIFE **whose mailing address** is 236 Highland View Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by STEPHEN MICHAEL SAUNDERS and MARLO JANE BAZZELL-SAUNDERS **whose property address** is: 1023 PARKWOOD ROAD, 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 2841, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama; being situated in 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 Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument No. 2041109000615190 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, 28th Sector, an Eddleman Community as recorded in Map Book 34, Page 30, 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 recorded in Instrument #1999-40620.
4. Easement for ingress and egress recorded in Instrument #1993-15704.

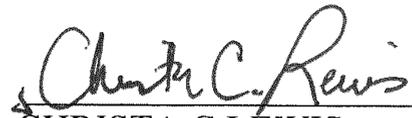
- 5. Lake Easement Agreement recorded in Instrument #1993-15705.
- 6. Shelby Cable Agreement recorded in Instrument #1997-19422.
- 7. Right of Way granted to Birmingham Water and Sewer Board recorded in Instrument #1997-4027 and Instrument #1996-25667.
- 8. Articles of Incorporation of Highland Lakes 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; Instrument 1999-43196 and Instrument #20041109000615190.

\$369,000.00 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 22nd day of June, 2018.

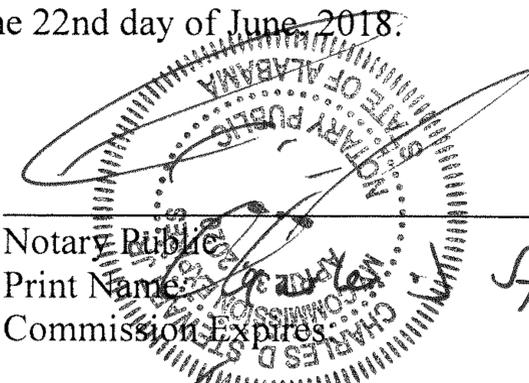

MARK C LEWIS


CHRISTA C LEWIS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK C LEWIS and CHRISTA C LEWIS 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 22nd day of June, 2018.


Notary Public
Print Name: Charles D Stewart
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2018 03:22:20 PM
\$59.00 CHERRY
20180627000229790

