

Send tax notice to:  
EVAN JOHNSON, JR.  
1294 HIGHLAND LAKES TRAIL  
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

2018434

**20180808000283660**  
**08/08/2018 02:13:20 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Two Thousand and 00/100 Dollars (\$442,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH A. FRANKS, IV and LAURA E. FRANKS, husband and wife **whose mailing address** is: 12 Red Fern Trail, Simpsonville SC 29681 (hereinafter referred to as "Grantors") by EVAN JOHNSON, JR. and SYBIL JOHNSON **whose property address** is: 1294 HIGHLAND LAKES TRAIL, 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 244, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded in Instrument #1996-10928 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. Title to all oil, 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 Instrument# 28, Page 237, in the Probate Office of Shelby County, Alabama.
3. 15 foot easement on rear lot line as shown on plat recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.
4. Release of damages as recorded in Instrument # 1996-40356, as recorded in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; an of said covenants, restrictions and conditions being set out in instrument recorded as Instrument# 1994-07111, in said Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument# 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.





6. Declaration of Protective Covenants and Restriction for Highland Lakes, Residential Subdivision, Second Sector, as recorded in Instrument# 1996-10928, in the Probate Office of Shelby County, Alabama.
7. Subdivision restrictions shown on recorded plat in Map Book 20, Page 150 provide for construction of single family residence only.
8. Right of way granted to Alabama Power Company as set forth in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355.
9. Right of way granted to Shelby County, Alabama as set forth in Book 196, Page 245, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Agreement with Alabama Power Company recorded in Instrument# 1994-1186.
11. Riparian and other rights created by the fact that subject property lies adjacent to Lake.
12. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd. providing for easements, use by others and maintenance of Lake Property described within Instrument# 1993-15705 in said Probate Office.
13. Easement for Ingress and Egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument# 1993-15704 in the Probate Office of Shelby County, Alabama.

\$302,000.00 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 6th day of August, 2018.

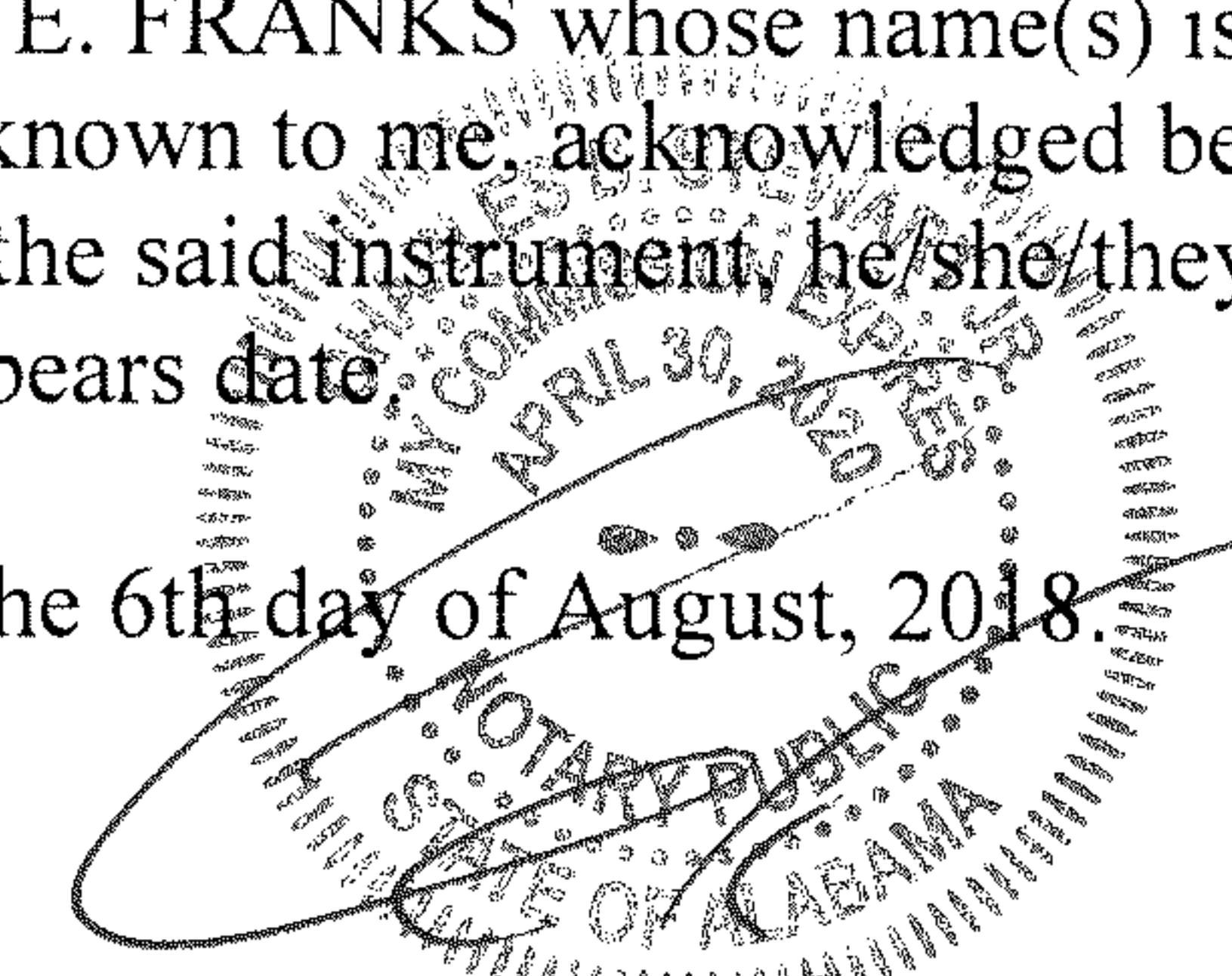
  
 \_\_\_\_\_  
 JOSEPH A. FRANKS, IV

  
 \_\_\_\_\_  
 LAURA E. FRANKS

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH A. FRANKS, IV and LAURA E. FRANKS 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 6th day of August, 2018



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/08/2018 02:13:20 PM  
 \$158.00 CHERRY  
 20180808000283660



Notary Public  
 Print Name:   
 Commission Expires: 4-30-20