

20180814000290190

08/14/2018 02:23:32 PM

DEEDS 1/2

Send tax notice to:  
KEVIN BUCKLEY  
112 AUSTIN 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

2018385

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Seven Thousand Six Hundred Twenty-Five and 00/100 Dollars (\$397,625.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, CHRISTOPHER B. TANNER and ELIZABETH W. TANNER, HUSBAND AND WIFE whose mailing address is:

5102 GREYSTONE WAY HOOPER AL 35242 (hereinafter referred to as "Grantors") by KEVIN BUCKLEY whose property address is: 112 AUSTIN 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2704, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, Page 20, 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 Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th Sector, recorded as Instrument #20031010000683520 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. 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.
3. Easements and building lines as shown on recorded map(s), Map Book 32, Page 20, including but not limited to any notes, conditions, and restrictions.
4. Declaration of Easements and Master 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; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #1994-7111, amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in said Probate Office of Shelby County, Alabama, along with the Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.



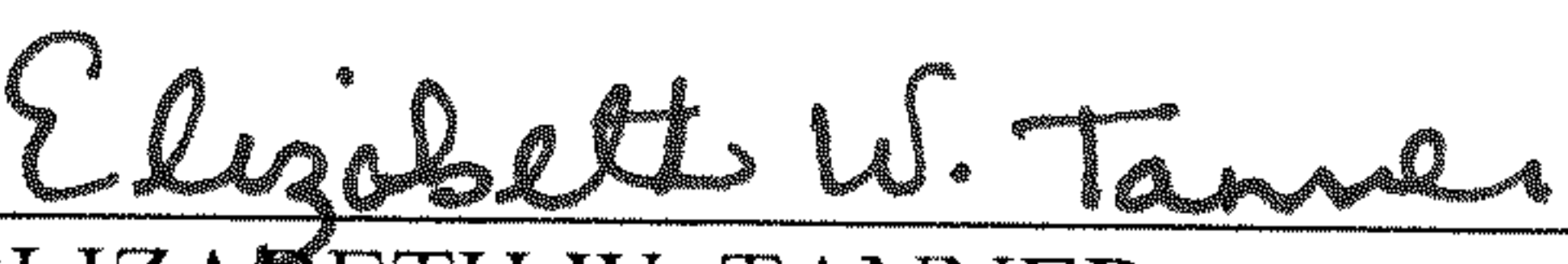
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27<sup>th</sup> Sector, recorded in Instrument #20031010000683520.
6. Right(s) of way to Birmingham Water and Sewer Board, as recorded in Instrument #1995-34035; Instrument #1998-34387; Instrument #2001-49794 and Instrument #20030116000032590.
7. Shelby Cable Agreement as set out in Instrument #1997-33476.
8. 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.
9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd, recorded as Instrument #1993-15704 in said Probate Office.
10. Release of damages as recorded in Instrument #1999-40620 and Instrument #20041015000571080, as recorded in the Probate Office of Shelby County, Alabama.

\$357,862.00 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 10th day of August, 2018.

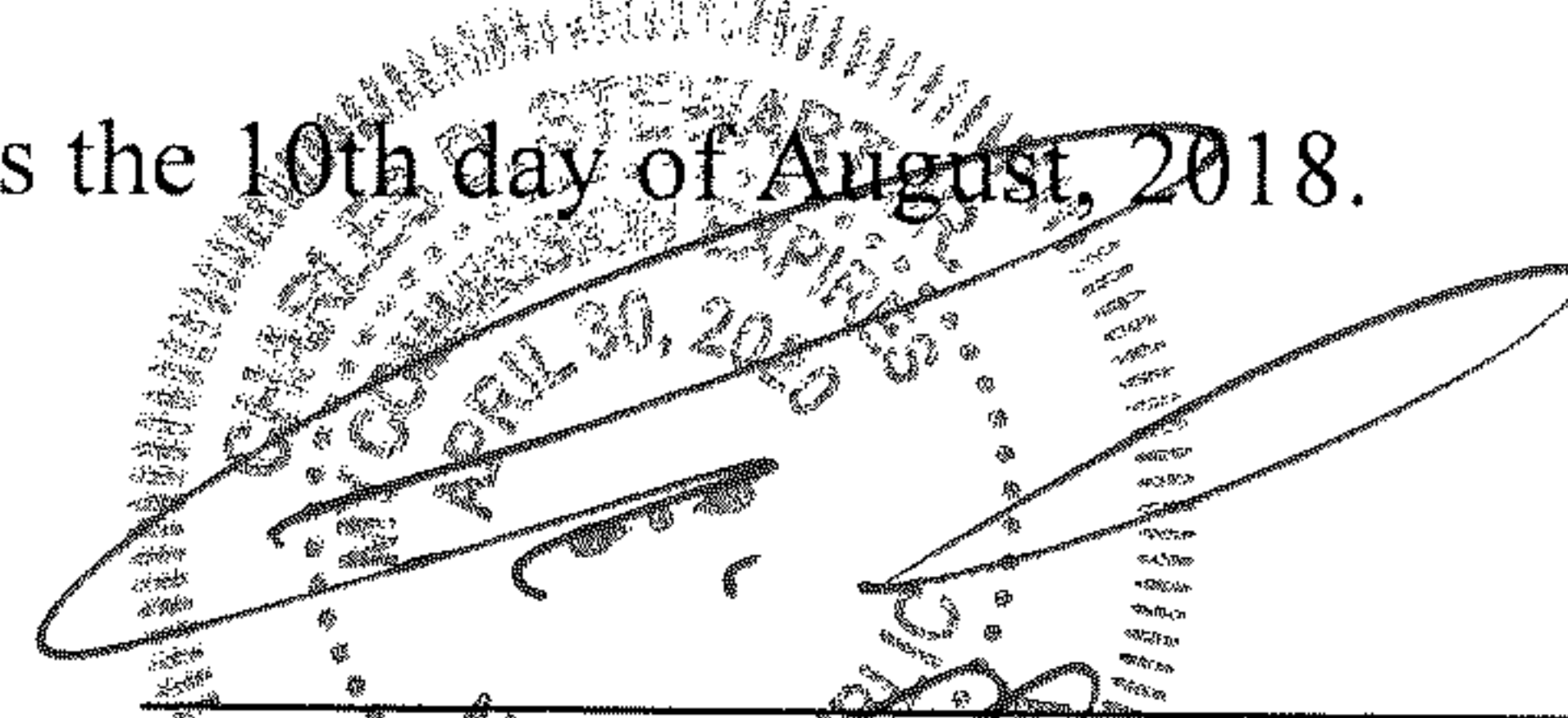
  
CHRISTOPHER B. TANNER


  
ELIZABETH W. TANNER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER B. TANNER and ELIZABETH W. TANNER 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 10th day of August, 2018.



Notary Public  
Print Name:   
Commission Expires: 8/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/14/2018 02:23:32 PM  
\$58.00 CHERRY  
20180814000290190

