

Send tax notice to:
JEFF LEHMAN
242 COURTSIDE DRIVE
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

2018689

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (\$314,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KATHY A. MILNE and JEFFREY S. MILNE, husband and wife** whose mailing address is: 3601 Faudree Road, Odessa, TX 79765 (hereinafter referred to as "Grantors") by **JEFF LEHMAN and LINDA LEHMAN** whose property address is: **242 COURTSIDE DRIVE, 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:

Unit 54 in Courtside at Brook Highland, a Condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a Condominium, which is recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument Number 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, Page 103 in said Probate Office.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement to Alabama Power Company as recorded in Real 207, Page 380; Real 220, page 521; and Real 220, page 532, in the Probate Office of Shelby County, Alabama.
3. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB 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.
4. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions set out in Real 307, Page 950.
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.
6. Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCNB 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.
7. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 1.
8. Restrictive Agreement and Protective Covenants including restrictive use of property as set out in Instrument No. 1992-14567, Real 308, Page 1; and Real 220, page 339.
9. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement Systems of Ohio and Billy and Douglas Eddleman, as set out in instrument dated August 9, 1988 and recorded in Real 199, Page 18.
10. Agreement concerning Electric Service to NCNB/Brook Highland and Alabama Power Company as recorded in Real 306, Page 119.

11. 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 Deed Book 121, Page 294 and Deed Book 28, Page 581, in the Probate Office of Shelby County, Alabama.
12. Easement Agreement recorded as Instrument No. 20020510000223870.
13. Restrictive Covenants as recorded in Real 181, page 995.
14. Restrictions, limitations and conditions as recorded in Map Book 23, Page 91.
15. Release of damages as recorded in Instrument No. 1998-15836, as recorded in the Probate Office of Shelby County, Alabama.
16. Articles of Incorporation of Courtside at Brook Highland Association, Inc., recorded in Instrument No. 2001-29968.
17. Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Instrument No. 2001-29968 and re-recorded as Instrument No. 20020521000241450 with an Amendment recorded as Instrument No. 200205100022392 and corrected as Instrument No. 20020521000241460 along with corrective Amendment recorded as Instrument No. 20020521000241470.
18. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, Condominium Ownership Act, Acts 19641st Executive Sessions No. 206, Pages 266 and Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama.
19. Easements as shown on recorded map.

\$ 0.06 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 20 day of September, 2018.

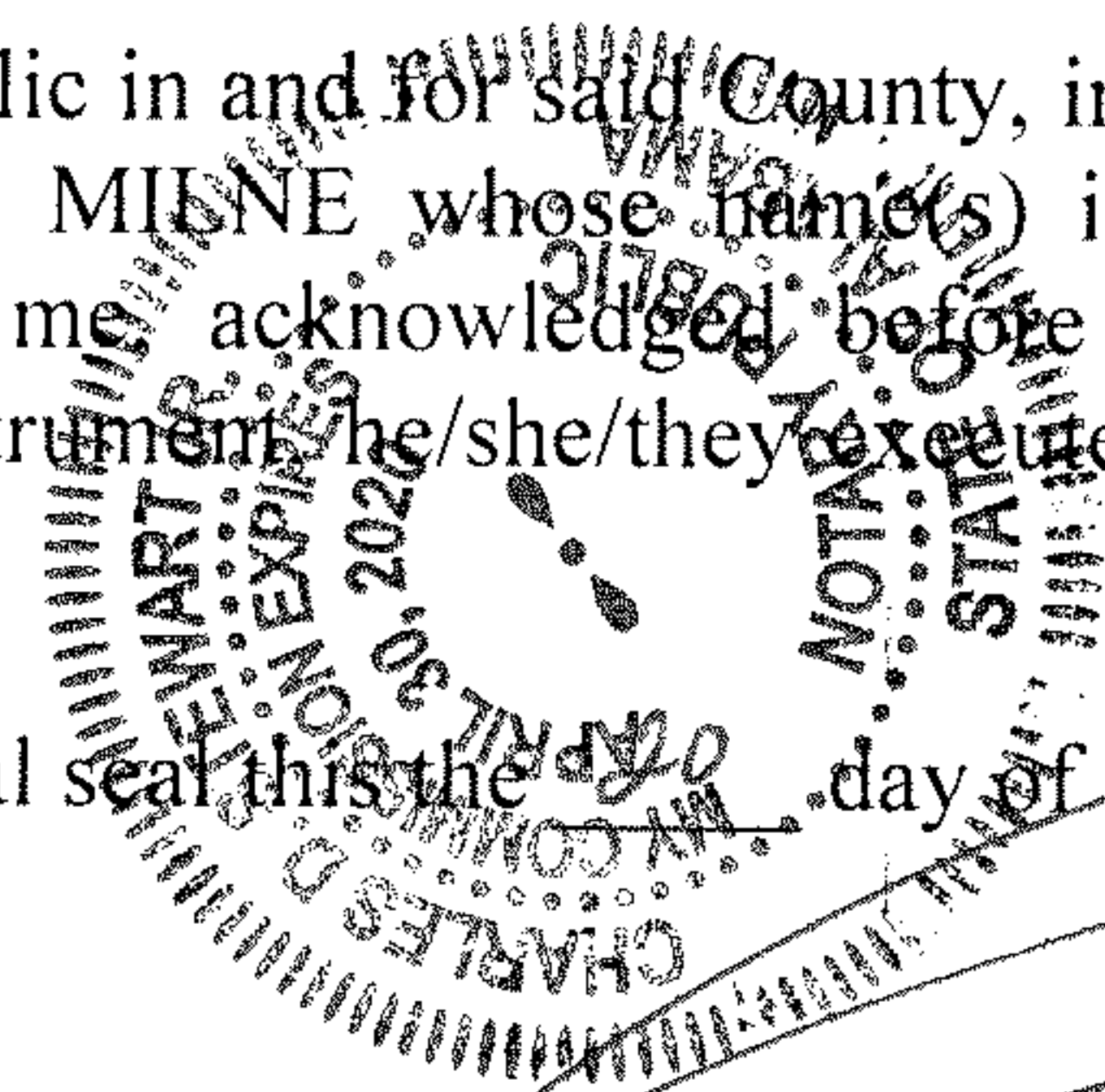
Kathy A Milne
KATHY A. MILNE

Jeffrey S. Milne
JEFFREY S. MILNE

STATE OF ALABAMA
COUNTY OF SHELBY

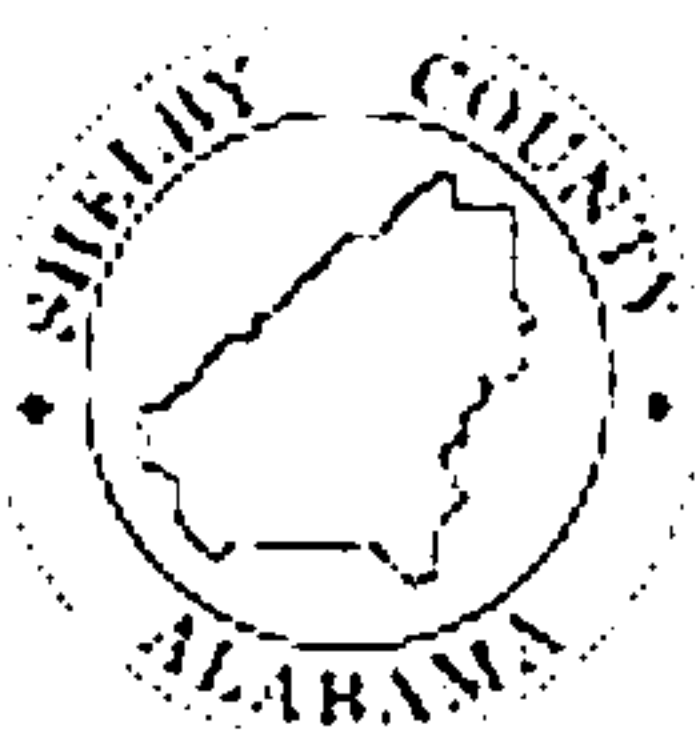
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY A. MILNE and JEFFREY S. MILNE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of September, 2018.



Notary Public
Print Name *Charles D Stewart B.*
Commission Expires:

9-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2018 02:38:30 PM
\$332.50 CHARITY
20181210000430240

Allie S. Beyl