

Send tax notice to:
REBEKAH DANAE ROGERS
2025 FOREST LAKES LANE
STERRETT, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018703

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Eight Thousand and 00/100 Dollars (\$168,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KAYLAN MARIE DUNLAP, a single individual**, whose mailing address is: 1701 1st Ave S #255 Birmingham AL 35233 (hereinafter referred to as "Grantor") by **REBEKAH DANAE ROGERS and HARLEY DYLAN ROGERS** whose property address is: **2025 FOREST LAKES LANE, STERRETT, AL, 35147** 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 494, according to the Survey of Forest Lakes as recorded in Map Book 34, Page 122 A, B & C in the Probate Office of Shelby County, Alabama.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Forest Lakes, Sector 5, recorded in Map Book 34, Page 122 A, in the Office of the Judge of Probate 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 rights reserved in Book 53 at Page 262, and in Deed Book 331, Page 262.
4. Declaration of Covenants, Conditions, and Restrictions recorded in Instrument #20051129000616500, and in Instrument #20051216000650920, and Supplemental Declaration recorded in Instrument #20090116000014950.
5. Articles of Incorporation of Forest Lakes Residential Association, Inc. as recorded in Instrument #1999-49061.
6. Easement to Shelby County, Alabama, recorded in Instrument #1993-03955; in Instrument #1993-03957; in Instrument #1993-03959; in Instrument #1993-03960; in Instrument #1993-03961; in Instrument #1993-03964; in Instrument #1993-03965; and in Instrument #1993-03966.
7. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision granted to Alabama Power Company recorded in Instrument #20050204000058230.

8. Easement to Alabama Power Company recorded in Deed Book 126, Pages 191 and 323, and in Deed Book 236, Page 829.

\$162,960.00 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 her hand and seal this the 28th day of December, 2018.


KAYLAN MARIE DUNLAP

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAYLAN MARIE DUNLAP whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of December, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2019 02:53:01 PM
\$23.50 CHERRY
20190102000001150

