

Send tax notice to:

ROBERT NATHAN NICHOLS
1005 LOCKSLEY 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

2019079T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CLAY BELISLE and HAYDEN BELISLE, HUSBAND AND WIFE** whose mailing address is: 2613 Kickman Drive Bham AL 35242 (hereinafter referred to as "Grantors") by **ROBERT NATHAN NICHOLS and STEPHANIE M NICHOLS** whose property address is: **1005 LOCKSLEY 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1451, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Probate Office 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 No. 1994-07111 and amended in Instrument No. 1996-17543 and amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded as Instrument No. 20021101000539740, 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, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and setback lines as shown on the recorded map of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, 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 Book 28, page 237.
4. Agreement for cable recorded in Instrument #1997-33476.

5. Right of way granted to Alabama Power Company as recorded in Instrument #1997-4027; Instrument #2000-12490 and Instrument #1996-25667.
6. Easement recorded in Instrument #20040910000505480.
7. Covenants, conditions and restrictions as recorded in Instrument #19990726000310951; Instrument #20021101000539740, Instrument #1994-7111, Instrument #1996-17543, Instrument #1999-31095 and Instrument #9402-3947.
8. Easement for ingress and egress to serve Highland Lakes Development recorded in Instrument #1993-15704.
9. Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd. recorded in Instrument #1993-15705.
10. Restrictive Covenant and Distribution Easement to Alabama Power Company recorded in Instrument #2001-22920.

\$346,750.00 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 28th day of February, 2019.

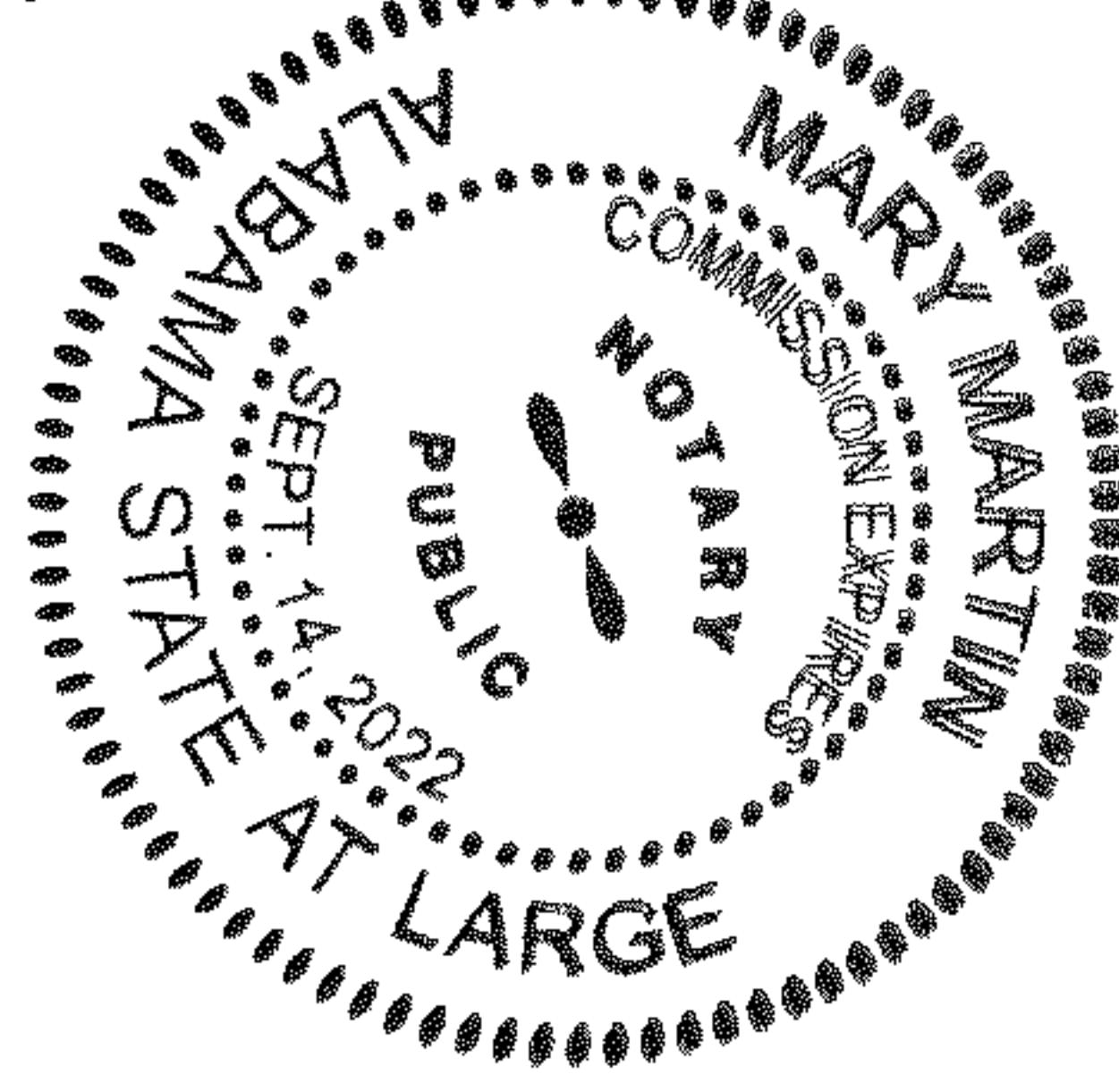

CLAY BELISLE

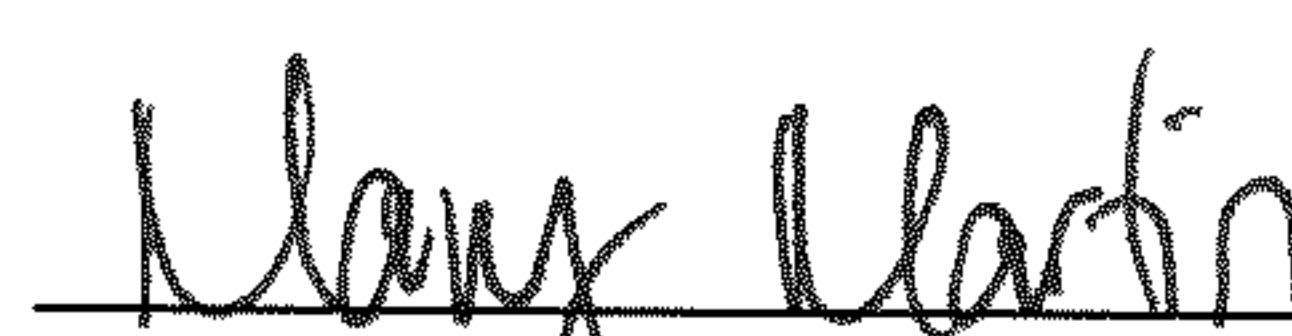

HAYDEN BELISLE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAY BELISLE and HAYDEN BELISLE 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 28th day of February, 2019.




Notary Public
Print Name: Mary Martin
Commission Expires: 9/14/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2019 10:59:31 AM
\$36.50 CHERRY
20190304000067630

