

SEND TAX NOTICE TO:
Matthew Pierce and Claire Pierce
2994 Kelham Grove Way
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190306000070980
03/06/2019 09:37:18 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Seven Thousand dollars & no cents (\$427,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Andrew D. Erwin and Amanda R. Erwin, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Matthew Pierce and Claire Pierce** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, KELHAM GROVE NEIGHBORHOOD, MAP BOOK 43, AT PAGE 87 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH A NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS ALL AS MORE PARTICULARLY DESCRIBED IN THE EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT #20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, RECORDED IN INSTRUMENT #20070223000084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION"),

\$427,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to: Claire Pierce and Susanna C. Pierce are one and the same person.

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

15' building setback line along the front of subject property as shown on recorded Plat Book 43, Page 87.

15' easement along the south side of subject property as shown on recorded Plat Book 43, Page 87.

35' slope drainage easement along the rear of subject property as shown on recorded Plat Book 43, Page 87.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20041202000659280 and amended in Instrument #20060524000244790 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Instrument No. 20060630000314890, Instrument No. 2006063000315260, Instrument No. 20060630000315270 and Instrument No. 20080401000130220 in said Probate Office.

Easement to Bellsouth Telecommunications as recorded in Instrument No. 20050803000394300 in said Probate Office.

Grant of Land Easement with Restrictive Covenants as recorded in Instrument No. 20061212000610650, Instrument No. 20060828000422180, Instrument No. 20071108000516450 and Instrument No. 20060828000422190 in said Probate Office.

Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 20070223000084910,

WARRANTY DEED
CBT File #1902018

amended in Instrument No. 20070830000408300; further amended in Instrument No. 20080501000178840; further amended in Instrument No. 2009012100018210; Fourth Supplemental Declaration recorded in Instrument No. 20110125000025020; further amended by Corrective Fourth Supplemental Declaration in Instrument No. 20110406000107050; and further amended by Fifth Supplemental Declaration in Instrument 20110406000107060, in said Probate Office.

Declaration of Easement and Master Protective Covenants as recorded in Instrument No. 200604210000186650 in said Probate Office.

Articles of Incorporation of Highland Village Residential Association as recorded in Instrument No. 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Book LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama.

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 81, Page 417.

Right of way to Shelby County, Alabama as recorded in Deed Book 196, Pages 237, 248 and 254 and Instrument No. 1992-15747 and Instrument No. 1992-24264 in said Probate Office.

Right of way to Alabama Power Company as recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, and Deed Book 134, Page 411 in said Probate Office.

Right of way as recorded in Shelby Real 103, Page 844 and Map Book 3, Page 148 in said Probate Office.

Easement for ingress/egress recorded in Deed Book 321, Page 812 in said Probate Office.

Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument No. 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument No. 20051213000644260 in said Probate Office.

Reservations, limitations, conditions and release of damages as recorded in Instrument No. 20051229000667950 in said Probate Office.

Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes as recorded in Instrument No. 20121107000427760 in said Probate Office.

Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood, including Natural Area easements and other easements, as recorded in Instrument No. 20130613000242820, in the Probate Office of Shelby County, Alabama.

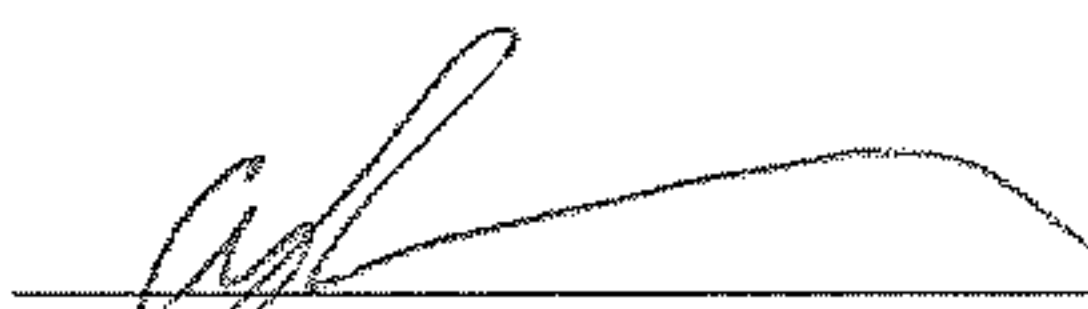
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

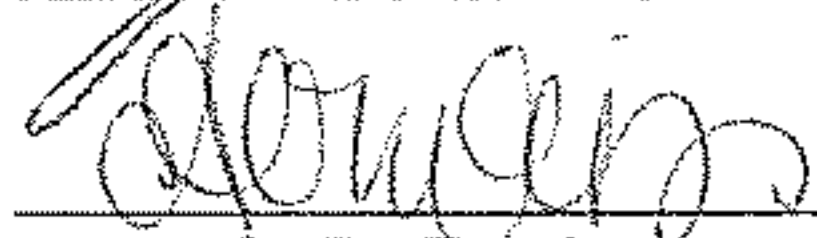
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 1, 2019**.

_____(Seal)

_____(Seal)


_____(Seal)
Andrew D. Erwin


_____(Seal)
Amanda R. Erwin

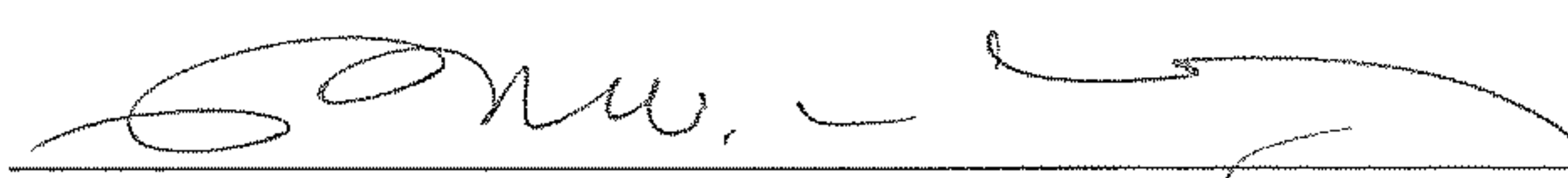
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew D. Erwin and Amanda R. Erwin, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date, given under my hand and official seal this 1st day of March, 2019





Notary Public.

(Seal)
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Andrew D. Erwin and Amanda R. Erwin Grantee's Name Matthew Pierce and Claire Pierce

Mailing Address 1028 Dublin Way
Birmingham, Alabama 35242
Property Address 2994 Kelham Grove Way
Birmingham, Alabama 35242

Mailing Address 2994 Kelham Grove Way
Birmingham, Alabama 35242

Date of Sale 03/01/2019

Total Purchase Price \$427,000.00

or

Actual Value _____

or

Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale

X Sales Contract

_____ Closing Statement

_____ Appraisal

_____ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/1/19

Print Matthew Pierce

_____ Unattested

BUR
(verified by)

Sign Matthew Pierce

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2019 09:37:18 AM
\$23.00 CHERRY
20190306000070980

Allen S. Bayl