

Send tax notice to:
MATTHEW MEADOWS
338 HIGHLAND PARK DRIVE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
SHELBY COUNTY

2019186

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00) **the amount which can be verified in the Sales Contract between the two parties** to the undersigned, Michael D. Adams and Matthew L. Adams, Personal Representatives of the Estate of Dorothy S. Adams **whose mailing address** is: 3092 River Terrace, Birmingham, AL 35242 (hereinafter referred to as Grantors) in hand paid by MATTHEW MEADOWS and ELIZABETH A. MEADOWS **whose property address** is: 338 Highland Park Drive, Birmingham, AL 35242 (hereinafter referred to as Grantee), 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 710, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A,B and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions as Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Inst. No. 1995-28389 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2019.
2. Restrictions, covenants and conditions as set out in Instrument No. 1994-13479, Instrument No. 1994-7111; Instrument No. 1994-31018; Instrument No. 1995-22470; Instrument No. 1995-15358; Instrument No. 1995-25621 ; Instrument No. 1995-22839; and Instrument No. 1995-28389 along with the Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument No. 9402/3947 in the Probate Office of the Judge of Jefferson County, Alabama.
3. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others and maintenance of Lake property described within Instrument No. 1993-015705.
4. Easement for ingress and egress to serve Highland Lakes Development executed by Highlands Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704.
5. Riparian and other rights created by the fact that subject property lies adjacent to Highland Lake.

6. Right of way to Alabama Power Company as recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and 212; Real Volume 31, Page 355 and Instrument No. 1994-1186, in the Office of the Judge of Probate of Shelby County, Alabama.
7. 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 Book 28, Page 237, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County as recorded in Book 196, Page 246, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Subdivision restrictions shown on recorded plat in Map Book 20, Page 58 A, B and C, provide for construction of single family residences only.
10. Agreement with Alabama Power Company as to covenants relating thereto, as recorded in Instrument No. 1994-1186.
11. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Seventh Sector, as recorded in Instrument No. 1995-28389.
12. Public utility easement as shown by recorded plat, including any tree bufferline as shown by recorded plat.
13. Building setback line as shown by recorded plat on front of subject property.
14. Provisions, conditions and limitations in deed as recorded in Instrument No. 1998-14616.
15. Release of damages as recorded in Instrument No. 1996-03295, as recorded in the Probate Office of Shelby County, Alabama.
16. Owner of "Park Lots" are required to comply with special landscaping requirements as set for in Articles of Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector as recorded in Instrument No. 1995-28389.
17. Declaration of easements and Master Protective Covenants by Highland Lakes recorded as Instrument No. 1994-7111 and amended by Instrument No. 1996-17543.
18. Declaration of easement by Highland Lakes Development, Ltd. and Highland Lakes Residential Association, Inc., recorded as Instrument No. 1995-18135.
19. Right of way easement granted to Birmingham Water Works Board as recorded in Instrument No. 1994-8359.

\$369,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Dorothy S. Adams was the surviving grantee of the certain deed recorded in Instrument # 1996-37710, in the Probate Office of Shelby County, Alabama. The other grantee, Darrell L. Adams having died on or about January 3, 2019. Darrell L. Adams and Dorothy S Adams were husband and wife at the time of Darrel L Adams death and there were no decrees of divorce or annulments issued during the marriage.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, The Estate of Dorothy S. Adams by Matthew L. Adams and Michael D. Adams its Personal Representatives, who are authorized to execute this conveyance, have hereunto set its signature and seal on this the 4 day of April, 2019.

The Estate of Dorothy S. Adams


Michael D. Adams, Personal Representative

STATE OF OHIO
COUNTY OF Hamilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D Adams, whose name as Personal Representative of the Estate of Dorothy S. Adams 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, he/she as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

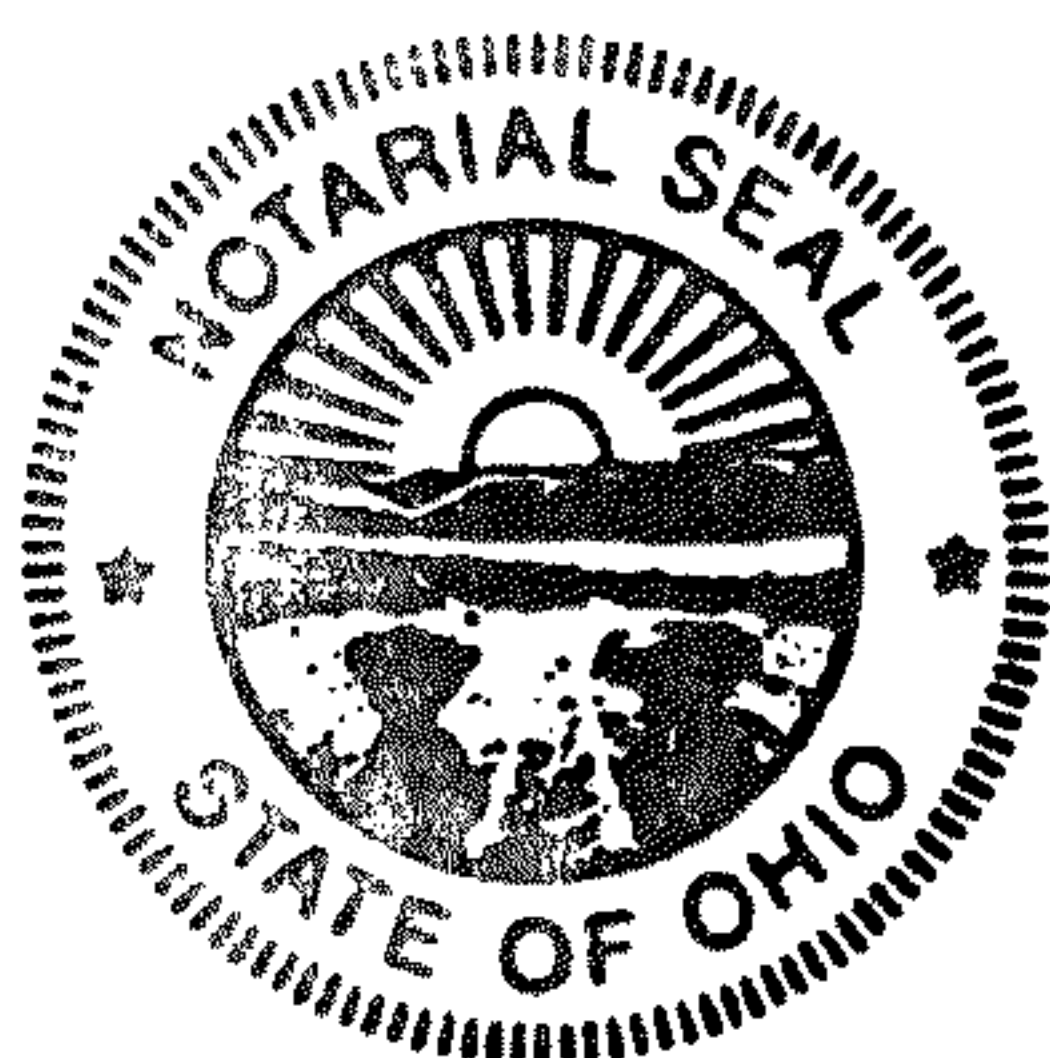
Given under my hand and official seal this the 4th day of April, 2019



Notary Public

Print Name: Heidi Selden

Commission Expires: N/A



HEIDI ANN SELDEN, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03

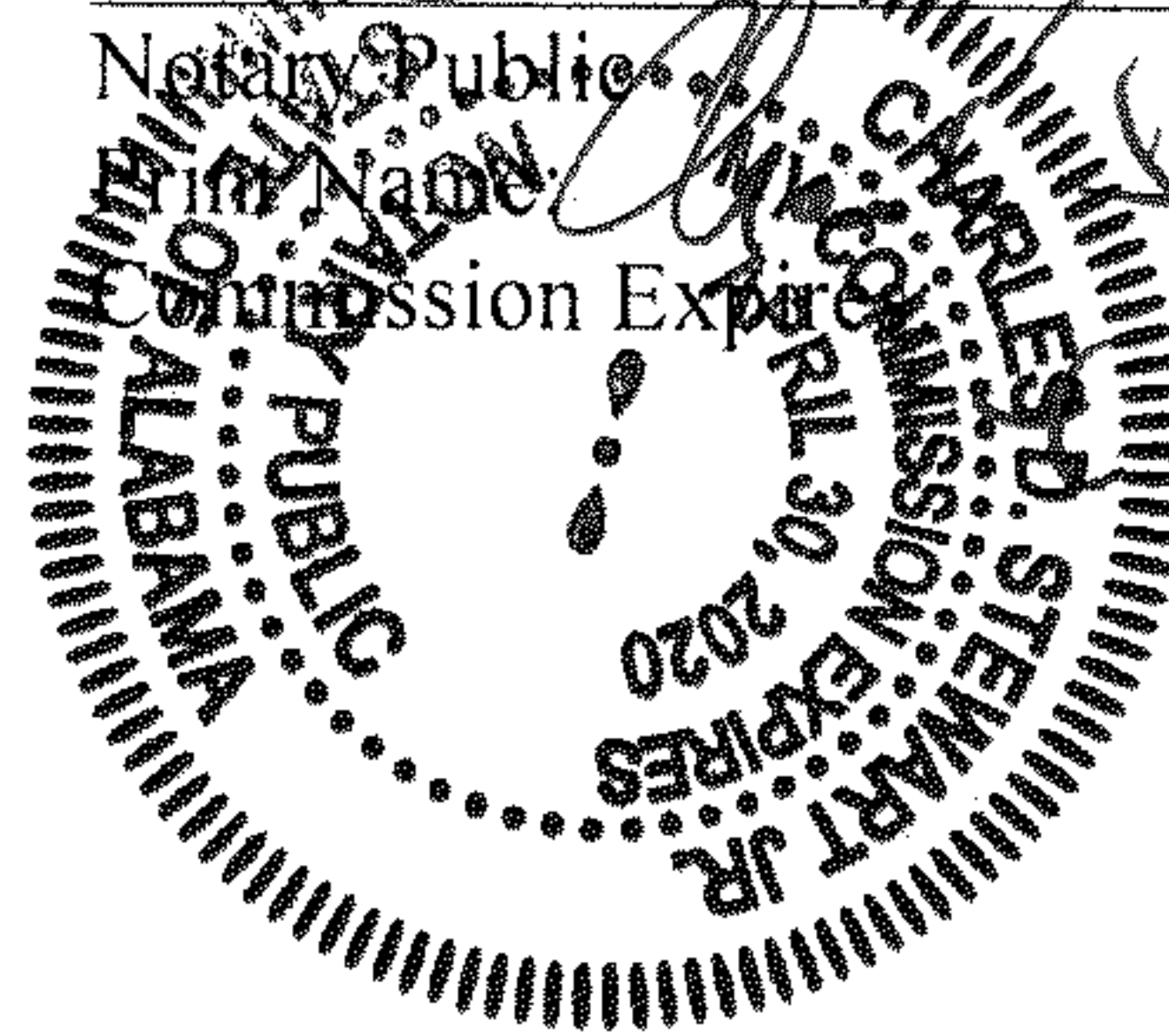
The Estate of Dorothy S. Adams

Matthew L. Adams, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew L. Adams, whose name as Personal Representative of the Estate of Dorothy S. Adams 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, he/she as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 9th day of April, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2019 03:26:36 PM
\$66.00 JESSICA
20190409000115840

Allen S. Bevil