

Send tax notice to:  
PRESTON SCOTT PARKER  
1034 WATERSEDGE 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

2019255T

20190514000162340  
05/14/2019 11:28:47 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Six Thousand and 00/100 Dollars (\$706,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICKIE MILLS COGGIN, A SINGLE INDIVIDUAL** whose mailing address is: *1024 Danberry Lane Birmingham AL 35242* (hereinafter referred to as "Grantors") by **PRESTON SCOTT PARKER AND LORI RENEE PARKER** whose property address is: **1034 WATERSEDGE 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 379, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, in the Probate Office of Shelby County, Alabama; being situated in 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 #1994-07111 and amended in Instrument#1996-17543 and amended in Instrument#1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase IV, recorded as Instrument #1998-29632 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, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, 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. Easement recorded in Instrument #20050203000056300.
5. Covenants, Conditions and Restrictions recorded in Instrument #19940304000071111; Instrument #1998-29632; Instrument #20151230000442880.

- 6. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) Front, rear and side setback: as per plot plan which must be approved by the ARC.
- 7. Right of way in favor of Shelby County, Alabama recorded in Book 95, page 503.
- 8. Easement for ingress and egress recorded in Instrument 1993-15704.
- 9. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property recorded in Instrument #1993-15705.
- 10. Rights of riparian owners in and to the use of Lake, if any.
- 11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.

\$600,100.00 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 10th day of May, 2019.

*Mickie Mills Coggin*  
 \_\_\_\_\_  
 MICKIE MILLS COGGIN

\_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICKIE MILLS COGGIN 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 10th day of May, 2019.



*Charles D Stewart Jr*  
 \_\_\_\_\_  
 Notary Public  
 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  
 05/14/2019 11:28:47 AM  
 \$124.00 CHERRY  
 20190514000162340

*Allie S. Bayl*