

Send tax notice to:  
DARDEN M CASEY  
2116 LAKE HEATHER WAY  
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

2019334T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Sixty-Two Thousand and 00/100 Dollars (\$962,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARCUS B MILES and LINDA J MILES, HUSBAND AND WIFE** whose mailing address is: 4087 Highland Ridge Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **DARDEN M CASEY and PAIGE J CASEY** whose property address is: **2116 LAKE HEATHER WAY, 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 6, according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121, A, B and C in the Probate Office of Shelby County, Alabama.**

**Together with a nonexclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, recorded at Instrument #1992-18226, as amended by Instrument #1996-26078, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereafter collectively referred to as the "Declaration").**

**Together with a nonexclusive easement for access to the Property along those lands described as Tract II in that certain deed from Metropolitan Life Insurance Company to Grantor, recorded in Instrument #1992-18226 in the Office of the Judge of Probate 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 setback lines as shown on the recorded map of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121, A, B and C, 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 5, Page 355, Book 4, Page 442 and Book 48, Page 427.
4. Articles of Incorporation of Lake Heather Estates Homeowners' Association, Inc. recorded in Instrument #1992-18575 and Instrument #20061023000522530.
5. Private Subdivision Agreement recorded in Instrument #1992-26077.

- 6. Covenants, conditions and restrictions as recorded in Instrument #1992-8562, Instrument #1992-18226, Instrument #1999-1346, Instrument #20060607000270390, Instrument #20081006000394050, Instrument #20090511000177260, and Instrument #20110912000269410.


\$865,000.00 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 14th day of June, 2019.

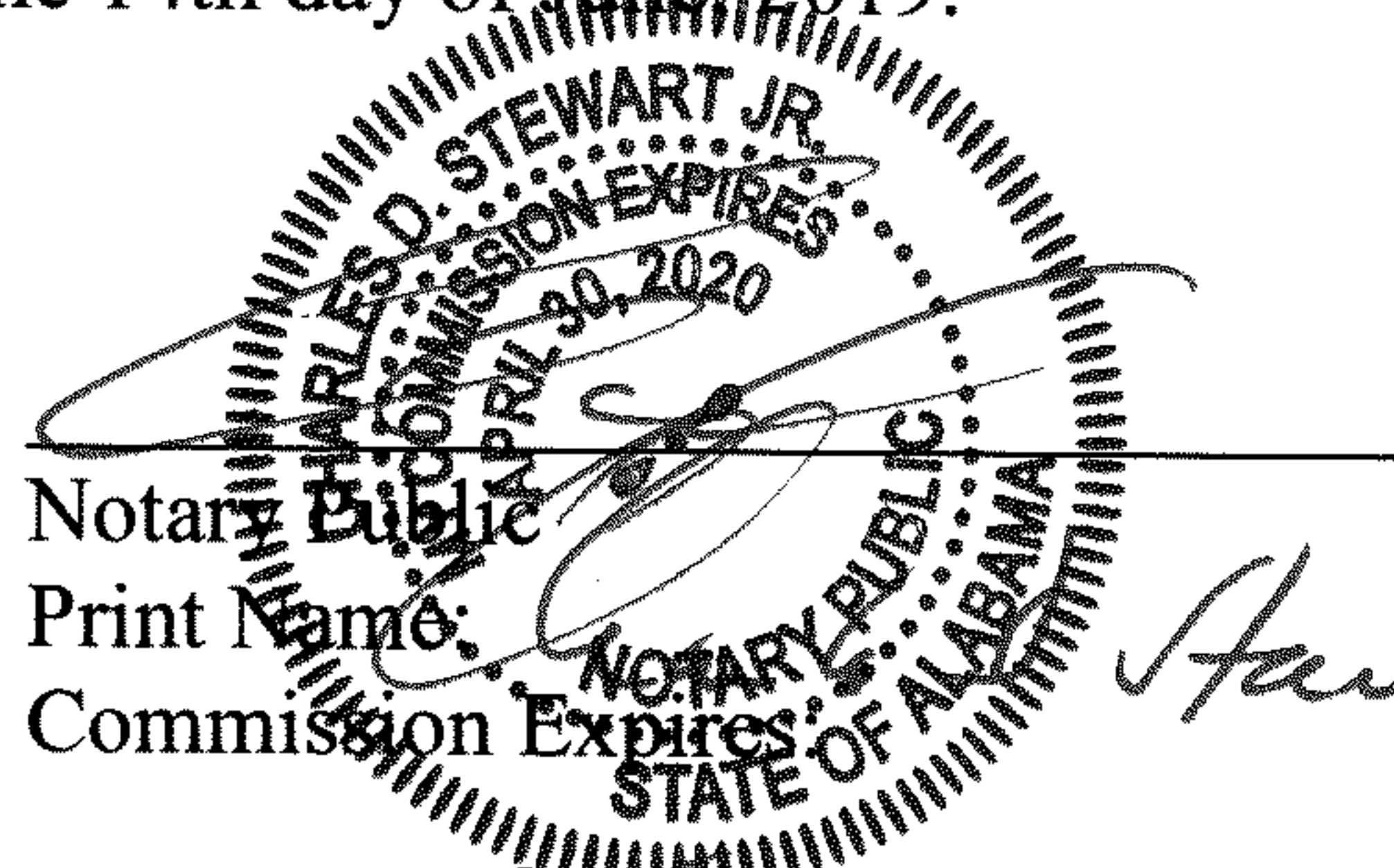


  
 \_\_\_\_\_  
 MARCUS B MILES

  
 \_\_\_\_\_  
 LINDA J MILES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARCUS B MILES and LINDA J MILES 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 14th day of June, 2019.

  
 Notary Public  
 Print Name: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_  
  




Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/19/2019 01:31:49 PM  
 \$115.00 CHERRY  
 20190619000217780

