

Send tax notice to:  
NAGIB SALEH  
376 HIGHLAND VIEW 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

2019420

20190801000276620  
08/01/2019 01:05:48 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Million One Hundred Seventy Thousand and 00/100 Dollars (\$1,170,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **KAREN ELIZABETH SEARCEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHLEEN MARIE BALDUS, PROBATE CASE NO. 2019ES0700173**, whose mailing address is: 486 Whisenant Road Chelsea AL 35043 (hereinafter referred to as Grantor) in hand paid by **NAGIB SALEH and HUDA A MUTHANNA** whose property address is: 376 Highland View Dr 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 30-11, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, 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 further 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 30th Sector, recorded as Instrument #2005031000260070, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2005-36007.
5. Restrictions, easements and rights of way as listed in Inst. No. 2006-5913.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Inst. No. 1994-07111 and in instrument recorded as Inst. No. 2005031000260070, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Inst. No. 9402/3947.
7. Declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, Thirtieth Sector, as recorded as Inst. No. 2005031000260070.
8. Right-of-way granted to Alabama Power Company 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 Real Volume 31, Page 355.
9. Right-of-way granted to Shelby County recorded in Book 196, Page 246.
  10. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in Inst. No. 1994-1186.
  11. Riparian rights owners in and to the use of Lake.
  12. 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 described within Inst. No. 1993-15705.
  13. Easement for Ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Inst No. 1993-15704.
  14. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision to Alabama Power Company as recorded in Inst. No. 2050203000056300.
  15. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as reference in Inst. No. 20050422000192660.

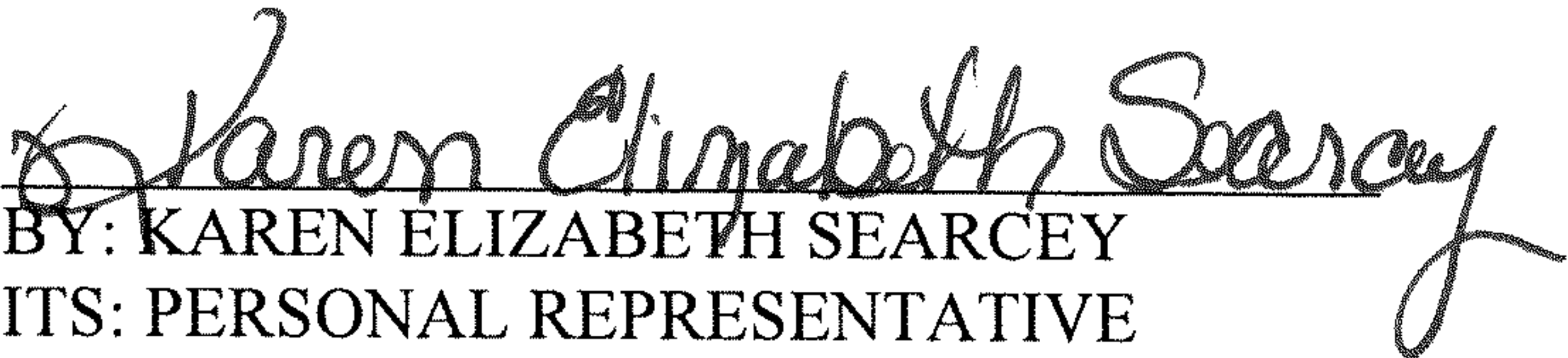
\$936,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, Grantor, ESTATE OF KATHLEEN MARIE BALDUS by KAREN ELIZABETH SEARCEY its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 30<sup>th</sup> day of July, 2019.

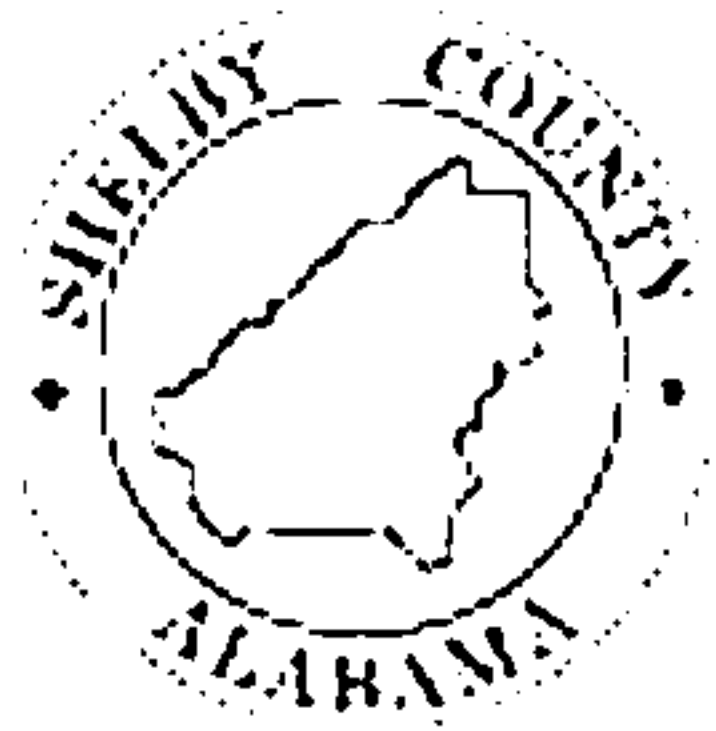
ESTATE OF KATHLEEN MARIE BALDUS

  
BY: KAREN ELIZABETH SEARCEY  
ITS: PERSONAL REPRESENTATIVE

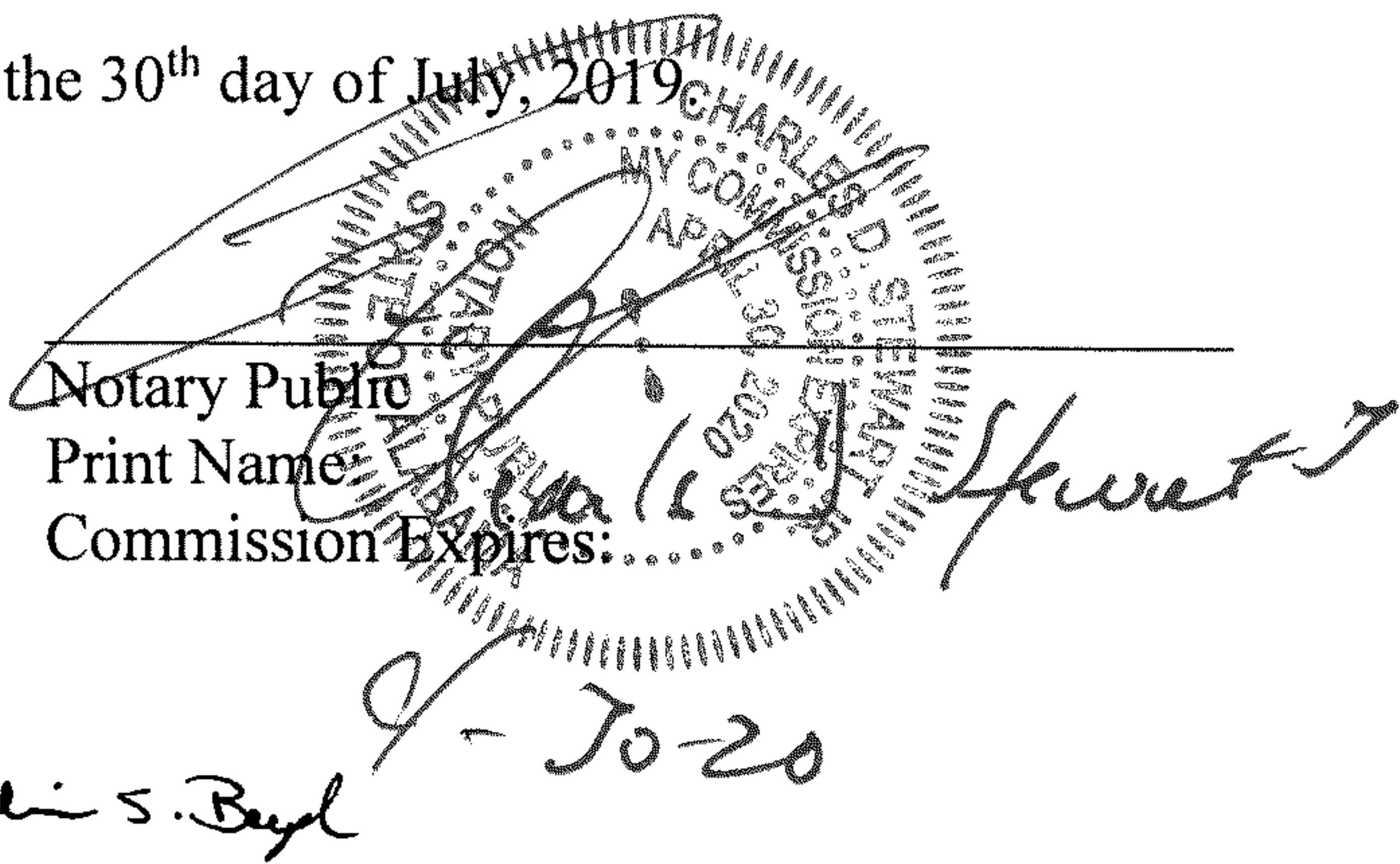
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KAREN ELIZABETH SEARCEY, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF KATHLEEN MARIE BALDUS, 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, she, in her capacity as said PERSONAL REPRESENTATIVE of the ESTATE OF KATHLEEN MARIE BALDUS, 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 30<sup>th</sup> day of July, 2019.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/01/2019 01:05:48 PM  
\$252.00 CHARITY  
20190801000276620

  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: April 30, 2020  
*Allen S. Boyd* 9-10-20