

Send tax notice to:
JEFFERY L. BLANKENSHIP
6004 CLUB PLACE
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

2019553

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Three Thousand and 00/100 Dollars (\$523,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **VINCENT A. TORTORICI, JR. and SHEILA G. TORTORICI, husband and wife**, whose mailing address is: 1049 Legacy Drive Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JEFFERY L. BLANKENSHIP and SUSAN P. BLANKENSHIP** whose property address is: **6004 CLUB PLACE, 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 2, according to the Survey of Brook Highland 26th Sector 1st Addition Club Place, as recorded in Map Book 45, Page 28, in the Probate Office 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. 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. NOTE: Map Book 45, pages 28 shows the following reservation: Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur, Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
5. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being recorded in Real 194, page 54; Instrument 1997-34700 and Instrument 1998-19414, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as recorded in Real 194, page 254; amendments

- recorded in Real 228, page 882; Real 228, page 886; Real 255, page 131; Real 263, page 604; Real 311, page 78; Real 317, page 767; Real 353, page 969; Real 380, page 623; Real 380, page 627, Instrument 1992-16104, Instrument 1992-20484, Instrument 1993-1877, instrument 1993-18798, Instrument 1993-31073, Instrument 1994-6901, Instrument 1994-9886, Instrument 1994-29497, Instrument 1994-32333, Instrument 1995-1043, Instrument 1997-6062, Instrument 1997-31108 Instrument 1997-32823, Instrument 1997-34700 and corrected in Instrument 1998-19414, Instrument 2000-933 Instrument 2001-1342 Corrected in 2001-4260, Instrument 20050414000176260, Instrument 20140103000003990 and Instrument 20151104000383800, in the Probate Office of Shelby County, Alabama.
7. Articles of Incorporation of Brook Highland Homeowner'& Association, Inc., as recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner'& Association, Inc., as recorded in Real 194, page 287, in the Probate Office of Shelby County, Alabama.
 8. A non-exclusive Easement and Agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham, recorded in Real 194, page 20 and Real 194, page 43, in the Probate Office of Shelby County, Alabama.
 9. Easement and Agreements for the Public Employees Retirement System of Ohio and the Water Works Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 40, in the Probate Office of Shelby County, Alabama.
 10. Drainage Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
 11. Reciprocal Easement Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates, as recorded In Real 125, page 249 and Real 199, page 18, in the Probate Office of Shelby County, Alabama.
 12. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48; Deed Book 111, Page 625; Deed Book 121, Page 294 and Deed Book 178, page 529, in the Probate Office of Shelby County, Alabama,
 13. Restrictive Covenants with regard to underground transmission installation by Alabama Power Company recorded in Real 181, Page 995, In the Probate Office of Shelby County, Alabama.
 14. Restrictions regarding Alabama Power Company, recorded in Real 270, page 113 and Real 364, page 399 in the Probate Office of Shelby County, Alabama.
 15. Right of Way granted to Alabama Power Company by instrument recorded in Real 377, page 433 in the Probate Office of Shelby County, Alabama.
 16. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions, recorded in Real 307, page 950, First Supplement recorded in Instrument 1998-40199, in the Probate Office of Shelby County, Alabama.
 17. Restrictions, Conditions, Covenants, Limitations, Reservations, Mineral and mining rights and rights incident thereto and Release of damages recorded in Instrument 20151211000424210, in the Probate Office of Shelby County, Alabama.

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.

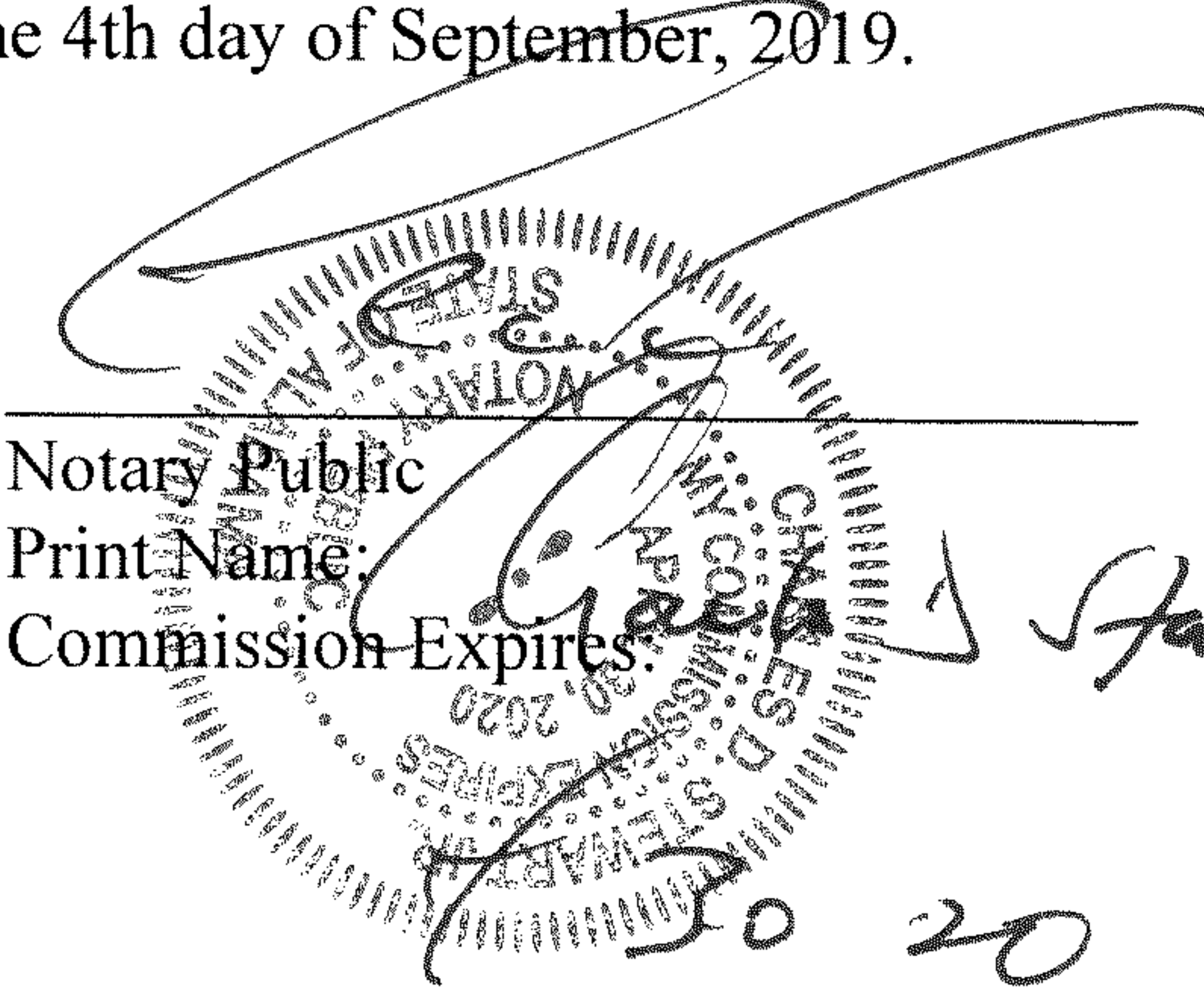
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 4th day of September, 2019.

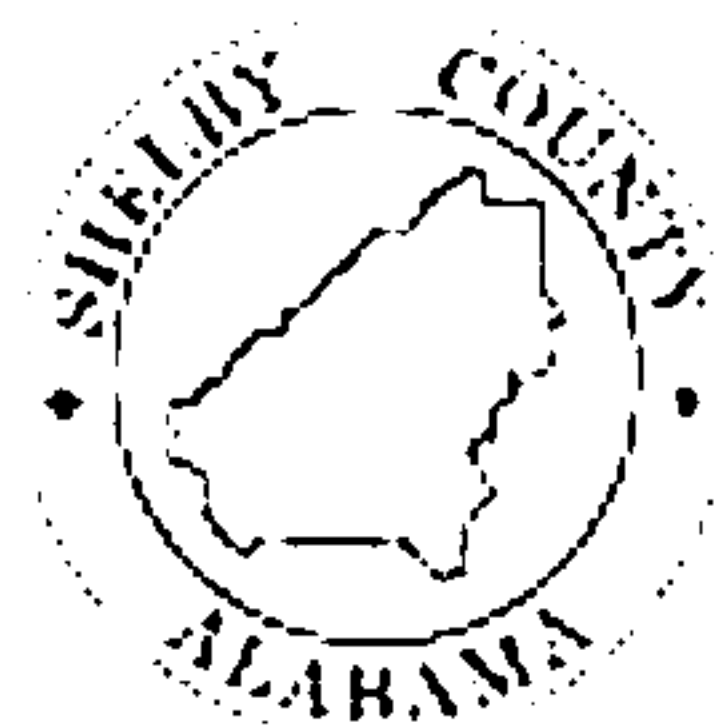

VINCENT A. TORTORICI, JR.

SHEILA G. TORTORICI

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that VINCENT A. TORTORICI, JR. and SHEILA G. TORTORICI 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 4th day of September, 2019.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 09/20/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2019 12:34:47 PM
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