

Send tax notice to:
CLYDE A BLANKENSHIP, JR.
2017 REGENT PARK LANE
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

2019731

SHELBY COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Three Thousand and 00/100 Dollars (\$323,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **JANET RICHARDS SCHMIDT, JULIE RICHARDS PRESTON AND JAMIE RICHARDS THOMAS AS PERSONAL REPRESENTATIVES OF THE ESTATE OF JAMES PLEASANT RICHARDS, DECEASED, SHELBY COUNTY PROBATE CASE NO. PR-2019-000491**, whose mailing address is: 516 Cheba Farms Rd Chelsea AL 35043 (hereinafter referred to as Grantors) in hand paid by **CLYDE A BLANKENSHIP, JR. and JANIE BLANKENSHIP** whose property address is: **2017 REGENT PARK LANE, 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 19, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 37, Page 130, 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 The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument #20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

James Pleasant Richards is one and the same person as James P. Richards who acquired title in Instrument #20070509000217230; JoAnn Richards, the other grantee, having died on or about September 29, 2013.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of The Village at Highland Lakes, Regent Park Neighborhood, as recorded in Map Book 37, page 130, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569; and Deed Book 134, Page 411, in said Probate Office.

4. Easement to Alabama Power Company as recorded in Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270, in said Probate Office.
5. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254, in said Probate Office.
6. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument# 1992-24264, in said Probate Office.
7. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.
8. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Declaration of Easements and Master Protective Covenants for The Village at 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 Instrument #2006421000186650, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Regent Park Neighborhood as recorded in Instrument #20070223000084910 in the Office of the Judge of Probate of Shelby County, Alabama.
10. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, a Residential Subdivision, as recorded as Instrument #20070223000084910, in said Probate Office.
11. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument #20041202000659280; Instrument #20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670, in said Probate Office.
12. 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) As per plot plan which must be approved by the ARC.
13. Articles of Incorporation of The Village at Highland Lakes Improvements District as recorded in Instrument No. 20060630000315260 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument# 20051213000644260.

TO HAVE AND TO HOLD unto the Grantees, their 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, THE ESTATE OF JAMES PLEASANT RICHARDS, by JULIE RICHARDS PRESTON, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 4th day of November, 2019.

ESTATE OF JAMES PLEASANT RICHARDS

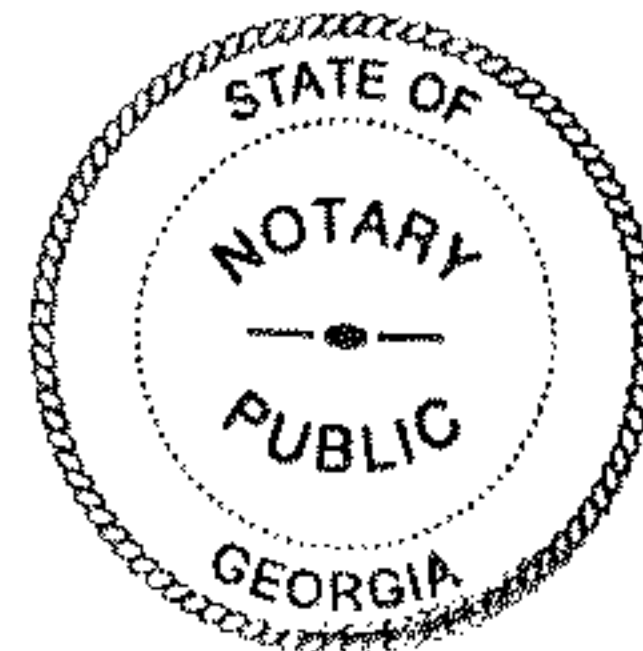
Julie Richards Preston
By: Julie Richards Preston
Its: Personal Representative

STATE OF Georgia
COUNTY OF Hall

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE RICHARDS PRESTON, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF JAMES PLEASANT RICHARDS, 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 James Pleasant Richards, 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 November, 2019.

Janet M. Thrasher
Notary Public
Print Name: Janet M. Thrasher
Commission Expires:



JANET M THRASHER
NOTARY PUBLIC - GEORGIA
HALL COUNTY
My Commission Expires June 06, 2022

IN WITNESS WHEREOF, Grantor, THE ESTATE OF JAMES PLEASANT RICHARDS, by JANET RICHARDS SCHMIDT, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 8th day of November, 2019.

ESTATE OF JAMES PLEASANT RICHARDS

Janet Richards Schmidt
Janet R. Schmidt
By: Janet Richards Schmidt
Its: Personal Representative

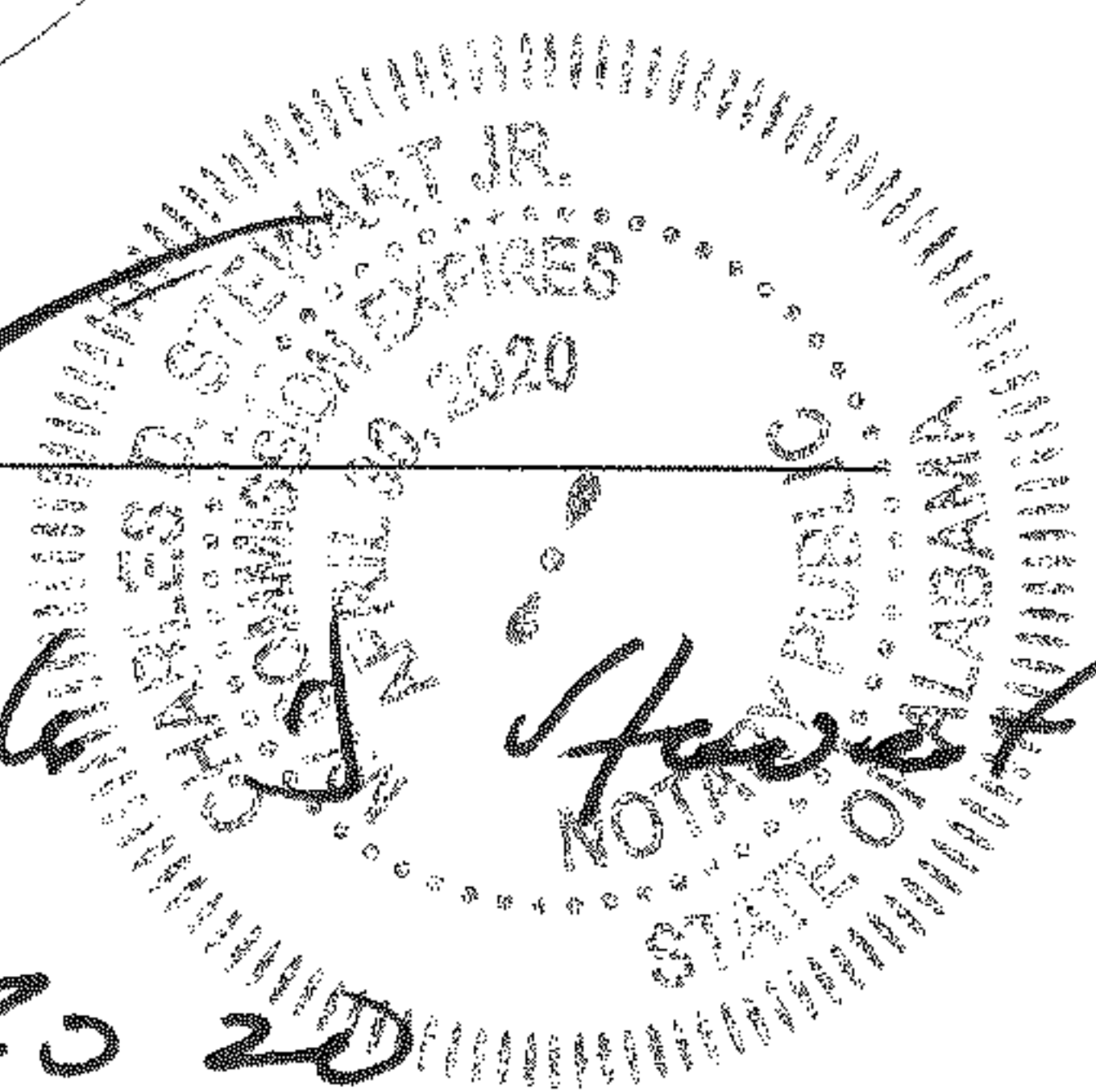
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANET RICHARDS SCHMIDT, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF JAMES PLEASANT RICHARDS, 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 James Pleasant Richards, 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 8th day of November, 2019.

Notary Public
Print Name:
Commission Expires:

[Signature]
[Signature]
4 30 20



IN WITNESS WHEREOF, Grantor, THE ESTATE OF JAMES PLEASANT RICHARDS, by JAMIE RICHARDS THOMAS, its PERSONAL REPRESENTATIVE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 4th day of November, 2019.

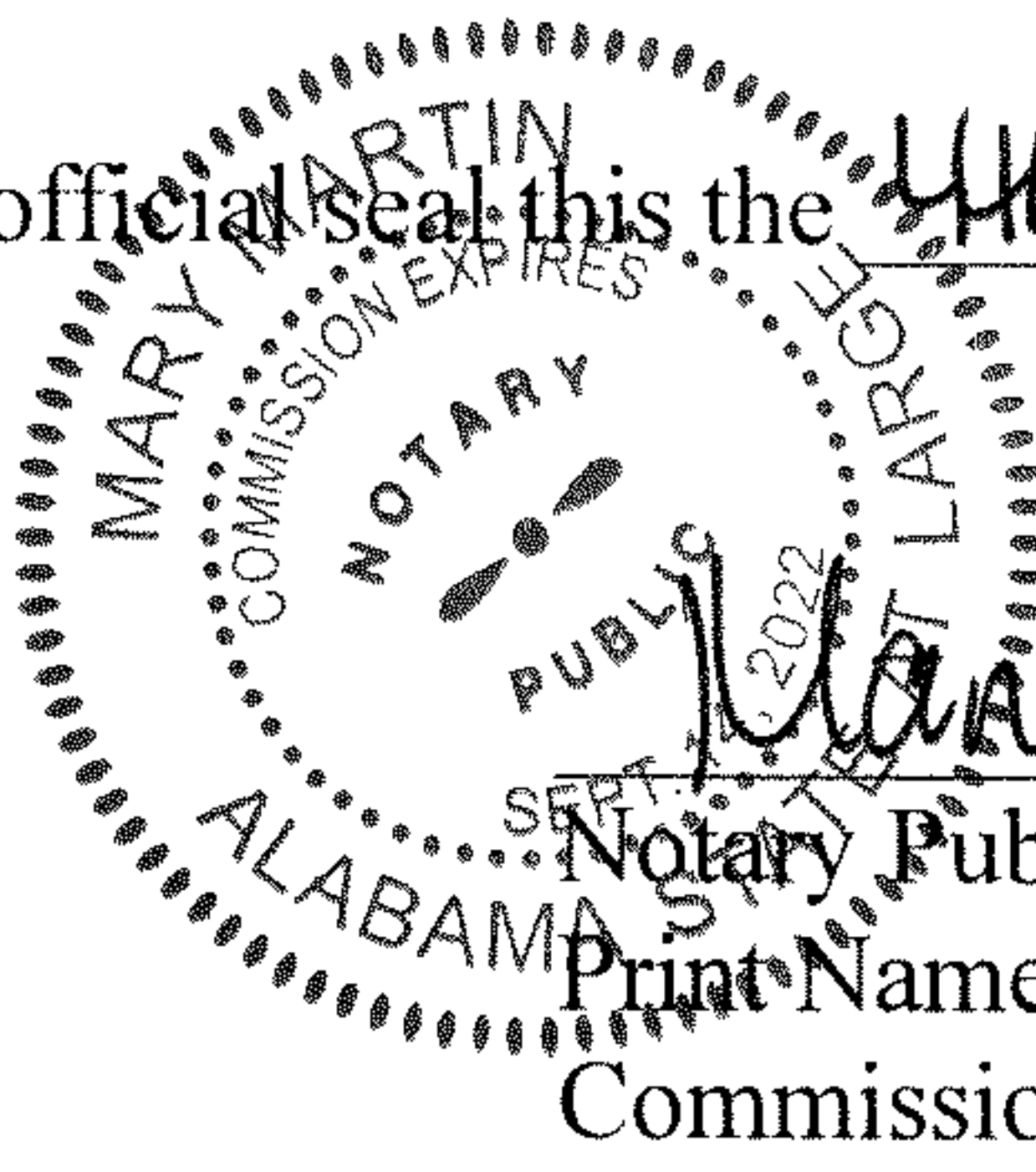
ESTATE OF JAMES PLEASANT RICHARDS

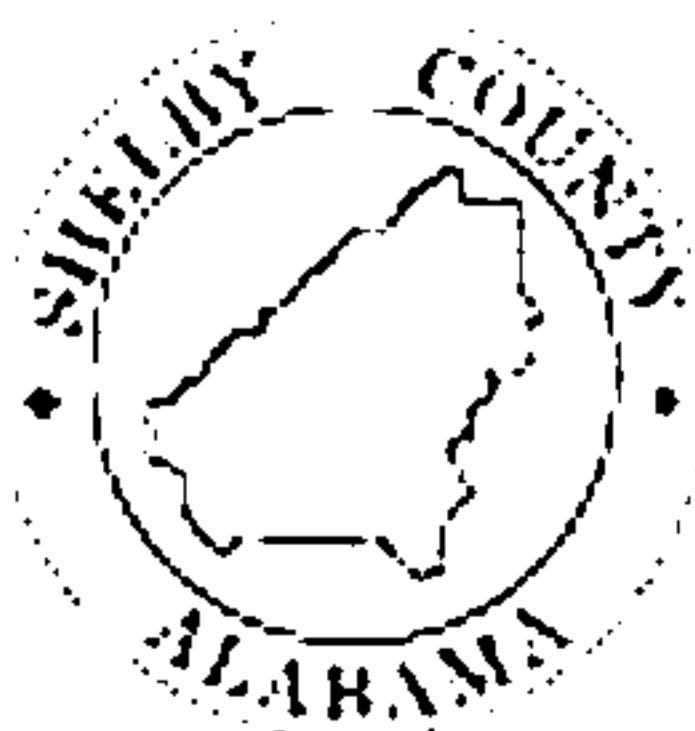
Jamie Richards Thomas
By: Jamie Richards Thomas
Its: Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMIE RICHARDS THOMAS, whose name as PERSONAL REPRESENTATIVE of the ESTATE OF JAMES PLEASANT RICHARDS, 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 James Pleasant Richards, 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 November, 2019.


Mary Martin
Notary Public
Print Name:
Commission Expires: 9/14/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2019 09:43:15 AM
\$360.00 CATHY
20191112000418680

Allen S. Bayl