

SEND TAX NOTICE TO:
David Michael Carder and Joan Sanders
Carder
331 Highland View Drive
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20191112000419360
11/12/2019 12:06:30 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Eight Hundred Ninety Nine Thousand dollars & no cents (\$899,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Clyde A. Blankenship, Jr. and Janie Blankenship, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

David Michael Carder and Joan Sanders Carder

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1912, ACCORDING TO THE MAP OF HIGHLAND LAKES, 19TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 121, 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 #1993-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 19TH SECTOR, RECORDED AS INSTRUMENT NO. 200301030000004930 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

\$205,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Public utility easement as shown by recorded Plat, including any tree bufferline as shown on recorded plat.

Declarations 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, ect. of the development; all of said covenants, restrictions and conditions being set out in Instrument recorded as Instrument #1994-07111 and in Instrument recorded as Instrument No. 200301030000004930, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 19th Sector, as recorded in Instrument #200301030000004930 in said Probate Office.

Subdivision restrictions shown on recorded plat in Map Book 30, Page 121, provide for construction of single family residence only.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237, in said Probate Office.

The provision of sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: Front setbac, as per plot plan which must be approved by the ARC.

50' rear setback of said property.

15' Side setback of said property.

Right of Way granted to Alabama Power Company by Instrument 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 Vol. 31, Page 355 in said Probate Office.

Right of Way granted to Shelby County, Alabama by Instrument recorded in Book 196, Page 246 in said Probate Office.

Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Instrument #1994-1186, in said Probate Office.

Rights of Riparian owners in and to the use of Lake, if any.

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 Instrument # 1993-15705 in said Probate Office.

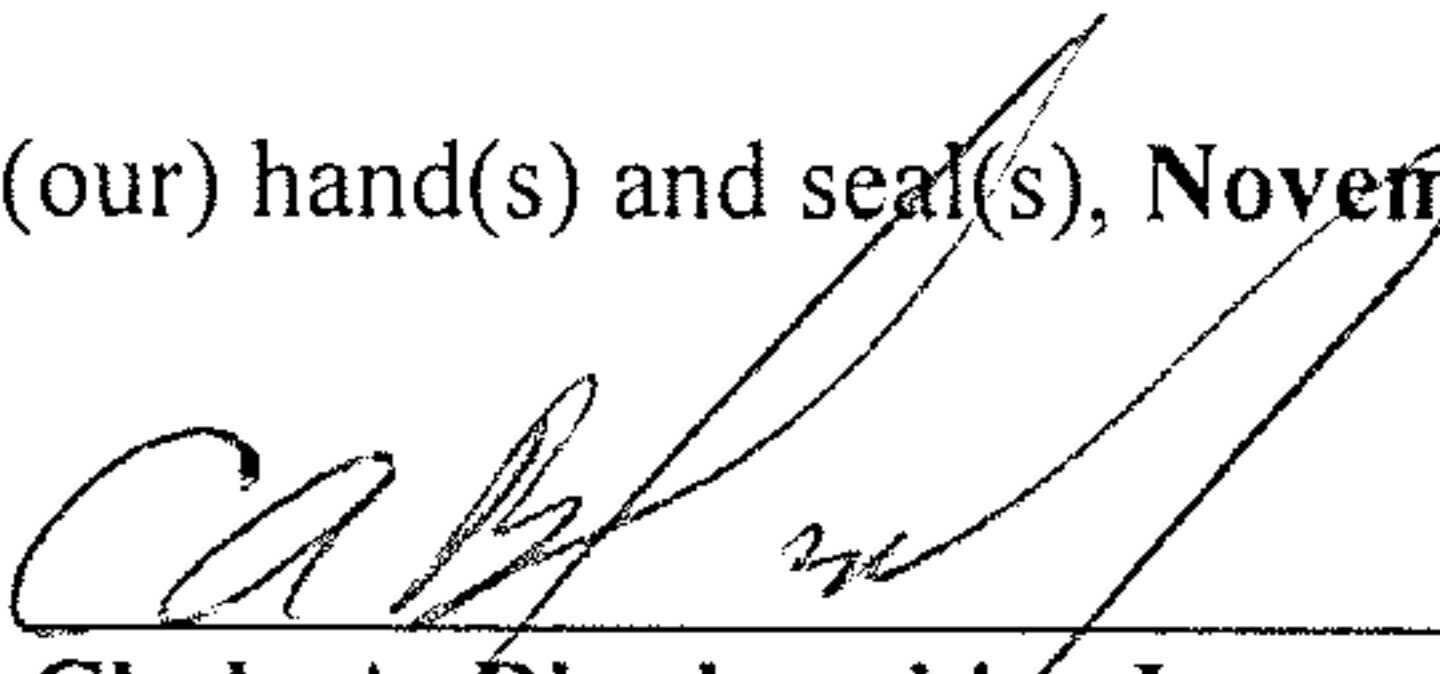
Easement for ingress and egress to serve Highland Lake Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in said Probate Office.

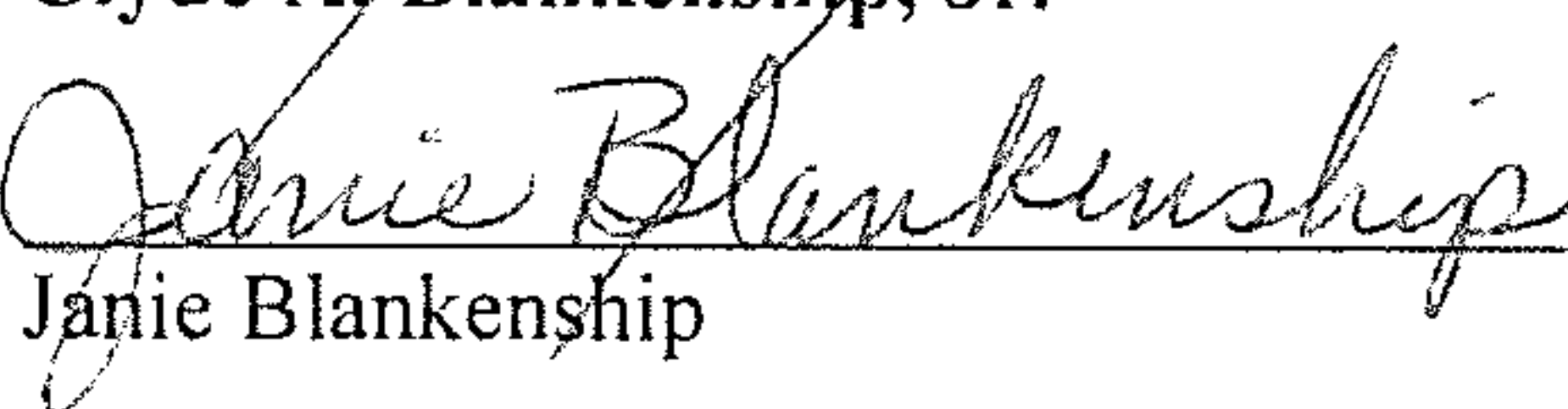
That certain Notice of Reactive Chinese Drywall as recorded on Instrument No. 20131112000445140.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **November 8, 2019**.


Clyde A. Blankenship, Jr. (Seal)


Janie Blankenship (Seal)

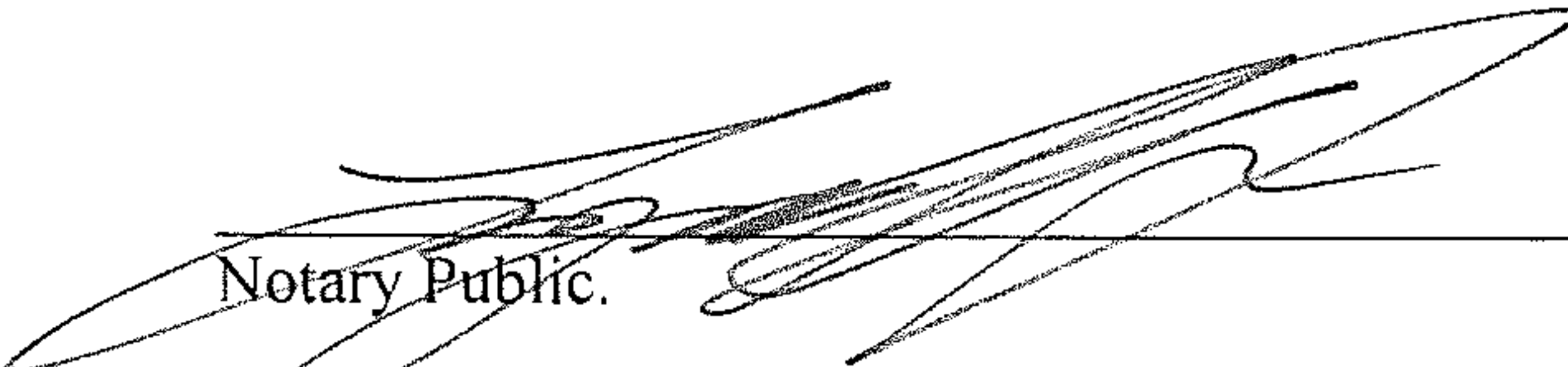
STATE OF ALABAMA

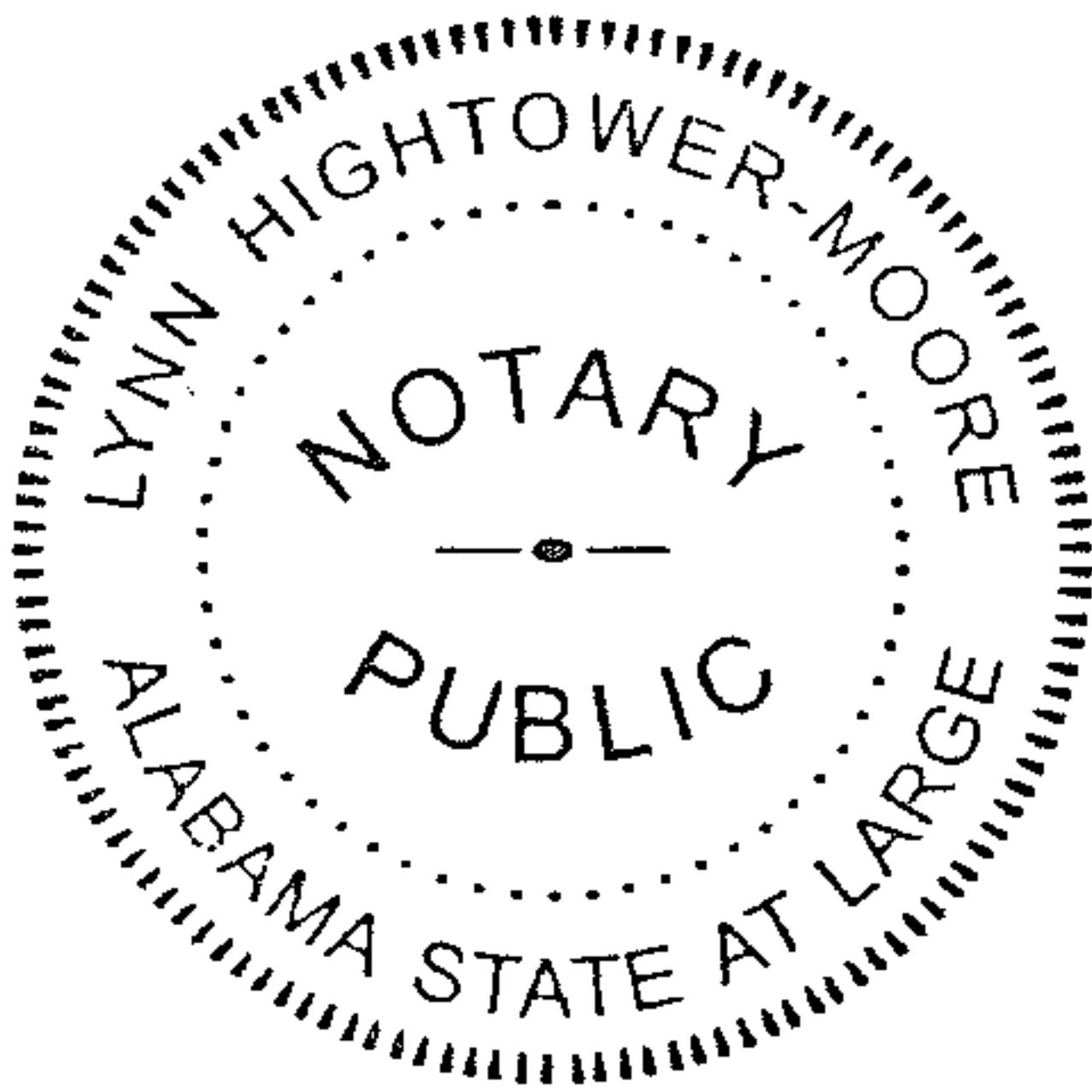
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clyde A. Blankenship, Jr. and Janie Blankenship, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2019


Notary Public.
(Seal)
My Commission Expires: 1-4-22



20191112000419360 11/12/2019 12:06:30 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Clyde A. Blankenship, Jr. and Janie Blankenship

Grantee's Name David Michael Carder and Joan Sanders Carder

Mailing Address 2017 Regent Park Lane
Birmingham, Alabama 35242

Mailing Address 331 Highland View Drive
Birmingham, Alabama 35242

Property Address 331 Highland View Drive
Birmingham, Alabama 35242

Date of Sale 11/08/2019

Total Purchase Price \$899,000.00

or

Actual Value

or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-8-19

Print ~~David Michael Carder~~ Jamie L. Powell

Unattested

Sign Jamie L. Powell
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2019 12:06:30 PM
\$927.00 CHERRY
20191112000419360

Allen S. Beal