

Send tax notice to:
GREGORY O JELKS
212 SHEFFIELD LANE
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

2019682

20191119000429840
11/19/2019 01:13:30 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Six Thousand Five Hundred and 00/100 Dollars (\$346,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RONALD S HEMMING and MARY C HEMMING, HUSBAND AND WIFE** whose mailing address is: 3325 Nol Rd, Lancaster PA 17601 (hereinafter referred to as "Grantors") by **GREGORY O JELKS and DARON DREW-JELKS AKA DARON MICHELLE DREW** whose property address is: **212 SHEFFIELD LANE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22-59, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, a recorded in Map Book 36, Page 94 A-C, 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, are 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, 22nd Sector, Phase II, recorded as Instrument #20060605000263860 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, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records, but not limited to, those rights recorded in Instrument #1999-40620.

3. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Highland Lakes, 22nd Sector, Phase II, as recorded in Map Book 36, page 94 A-C, in the Probate Office of Shelby County, Alabama.
4. 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 Instrument No. 1994-07111, amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, as recorded as Instrument No. 20040823000471390 and supplemented by Instrument No. 20060605000263860, in said Probate Office of Shelby County, Alabama.
6. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Instrument No. 1993-15705, in the Probate Office of Shelby County, Alabama.
7. Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Instrument No. 1993-15704 in said Probate Office of Shelby County, Alabama.
8. Cable Agreement as set out in Instrument No. 1997-19422, in said Probate Office of Shelby County, Alabama.
9. Release of damages as set out in instrument recorded in Instrument No. 1999-40620, in said Probate Office of Shelby County, Alabama.
10. Restrictions, limitations, conditions, covenants, reservations, and release of damages as recorded in Instrument No. 20070323000133050, in the Probate Office of Shelby County, Alabama.
11. Grant of Easement with Restrictive Covenants recorded in Instrument #2006020100052800 in the Probate Office of Shelby County, Alabama.
12. Release of damages, mineral and mining rights and incident thereto, restrictions, reservations and conditions as recorded in Instrument No. 20110519000149940, in the Probate Office of Shelby County, Alabama.

\$320,336.00 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.

11th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of November, 2019.

Ronald S Hemming
RONALD S HEMMING

Mary C Hemming
MARY C HEMMING

STATE OF PA
COUNTY OF LANCASTER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD S HEMMING and MARY C HEMMING 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 11th day of November, 2019.

Peggy A Sload
Notary Public

Print Name: Peggy A Sload

Commission Expires: May 15 2022

Commonwealth of Pennsylvania – Notary Seal
Peggy A. Sload, Notary Public
Lancaster County
My commission expires May 15, 2022
Commission number 1189806



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2019 01:13:30 PM
\$55.50 CHERRY
20191119000429840

Allen S. Beal