


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
James Woods  
1004 Dexter Circle  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20191127000442110 1/4 \$281.00  
Shelby Cnty Judge of Probate, AL  
11/27/2019 01:37:07 PM FILED/CERT

Shelby County, AL 11/27/2019  
State of Alabama  
Deed Tax: \$250.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Thousand and No/100 Dollars (\$500,000.00) to the undersigned grantor, JAMES WOODS DEVELOPMENT, INC., an Alabama corporation, (herein referred to as "Grantor"), in hand paid by Grantees named herein, the receipt of which is hereby acknowledged, the said JAMES WOODS DEVELOPMENT, INC., an Alabama corporation, does by these presents, grant, bargain, sell and convey unto JAMES WOODS (hereinafter referred to as "Grantee") his successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 24, according to the 2nd Amendment to the Amended Map of a Single Family Residential Subdivision The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas 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 No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, Amendment as recorded in Instrument No. 20060712000335740, Supplementary Declaration recorded in Instrument No. 20151230000442810, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2020 and all subsequent years thereafter, including any "roll-back taxes."
- (2) Public utility easements as shown by recorded plat, including any storm or sewer easements as shown on recorded plat.
- (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) Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254; Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270 in said Probate Office.
- (5) Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in said Probate Office.
- (6) Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.
- (7) 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.
- (8) 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 Highland Village Residential Association, Inc. as recorded as Instrument #2006031400012830, in the Office of the Judge of Probate of Shelby County, Alabama, and recorded in Book LR200605 Page 6696, in the Probate Office of Jefferson County, Alabama.

\$250,000.00 of the consideration was paid from the proceeds of a mortgage loan.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



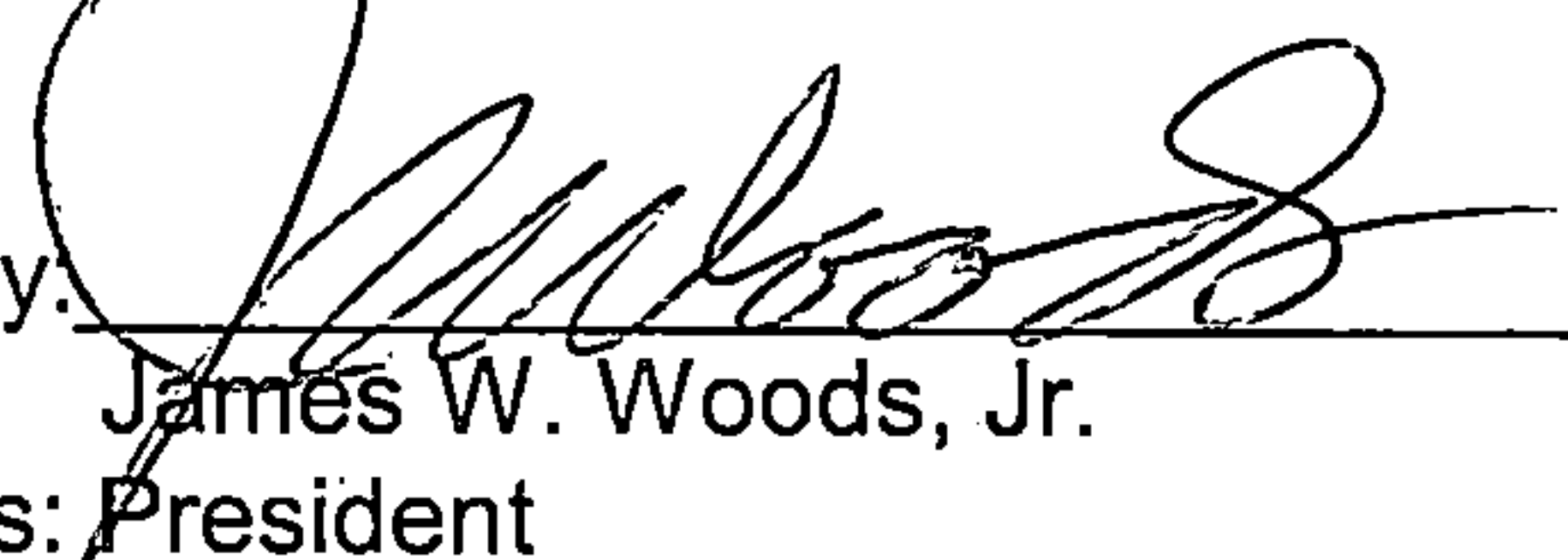
- (9) Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector One, as recorded as Instrument #20060421000186670, in said Probate Office.
- (10) Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740, and Supplementary Declaration recorded in Instrument 20151230000442810, in the Probate Office of Shelby County, Alabama..
- (11) Subdivision restrictions, limitations and conditions as set out in Map Book 38, Page 24 A-E, in said Probate Office.
- (12) Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 81, Page 417, in said Probate Office.
- (13) 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;
- (14) Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument # 20051209000637840 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument # 20051213000644260.
- (15) Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes in favor or Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760.
- (16) Grant of easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20060828000422180 and Instrument No. 20060828000422190 in the Probate Office of Shelby County, Alabama.
- (17) Grant of easement and restrictive covenants in favor or Alabama Power Company recorded in Instrument No. 20060630000314890; Instrument No. 20060630000315260; Instrument No. 20060630000315270; Instrument No. 200804010001300220 and Instrument No. 20140718000220540 in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantee, its successors and assigns, in fee simple, forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized representative this 14th day of November, 2019.

20191127000442110 2/4 \$281.00  
Shelby Cnty Judge of Probate, AL  
11/27/2019 01:37:07 PM FILED/CERT

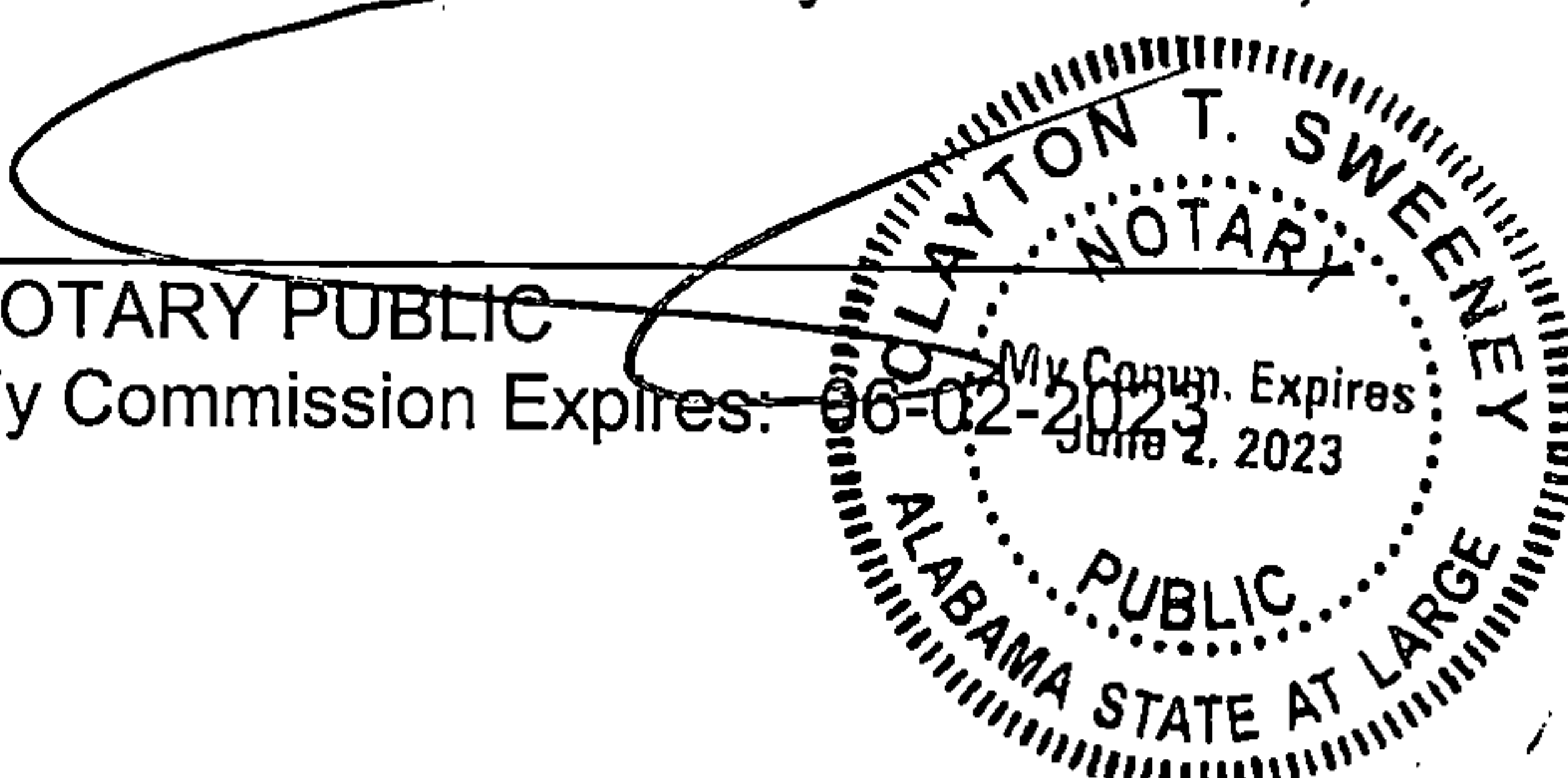
GRANTOR:  
JAMES WOODS DEVELOPMENT, INC.  
an Alabama corporation

By:   
James W. Woods, Jr.  
Its: President

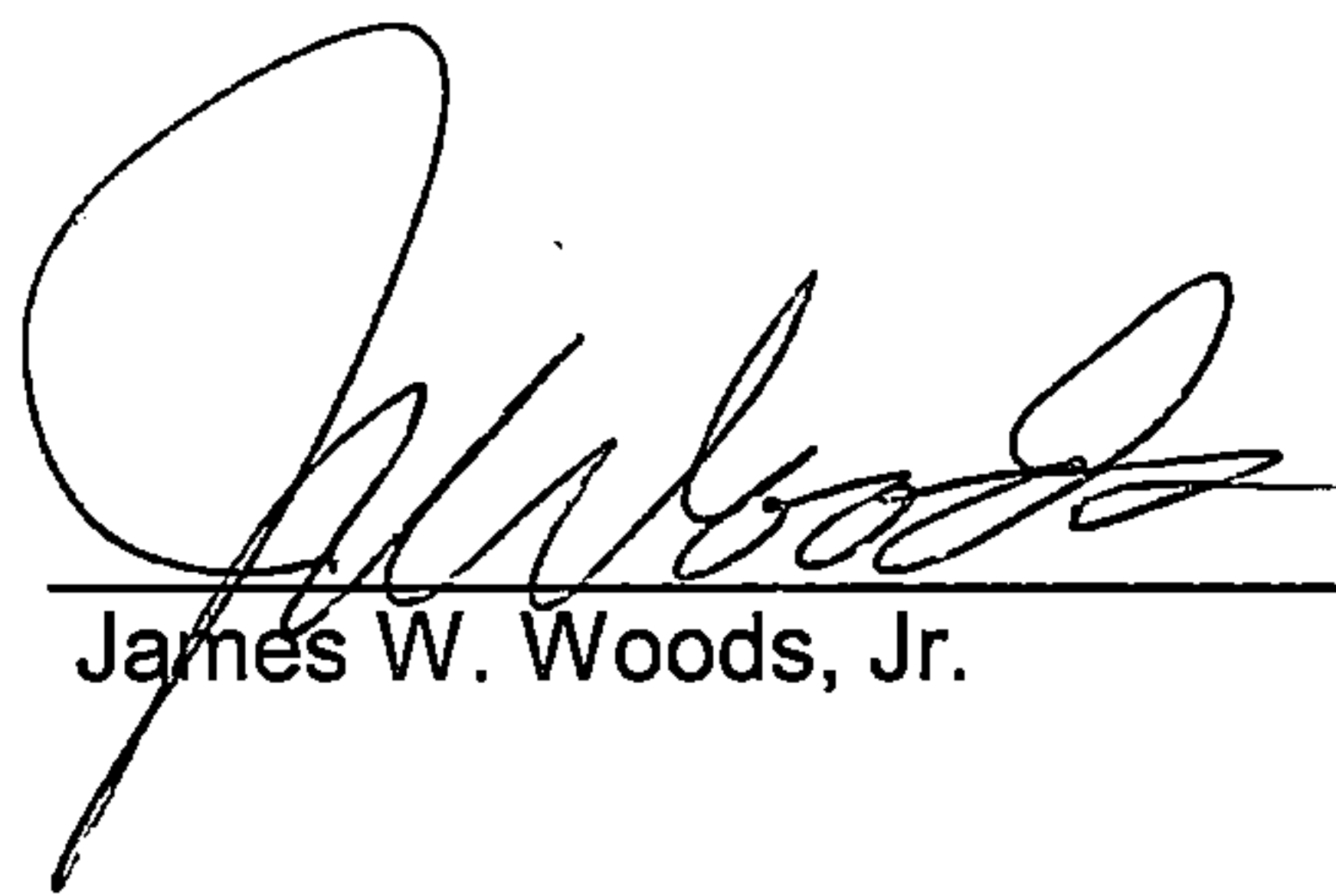
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that James W. Woods, Jr., whose name as President of James Woods Development, Inc., an Alabama corporation, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such President, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this the 14th day of November, 2019.

NOTARY PUBLIC  
My Commission Expires: 06-02-2023  


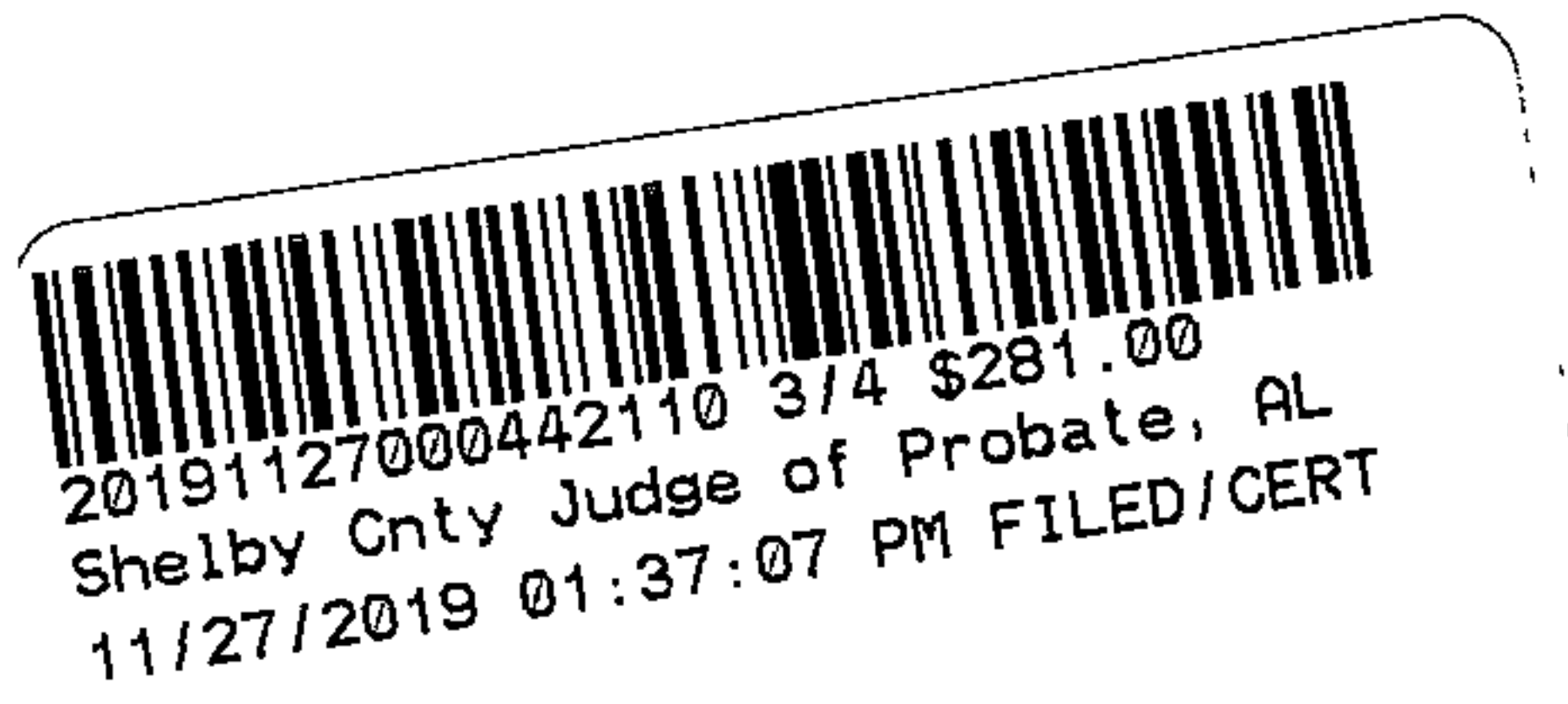
The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, his successors and assigns, agrees and understands that the property conveyed herein is subject to the foregoing covenants and restrictions.

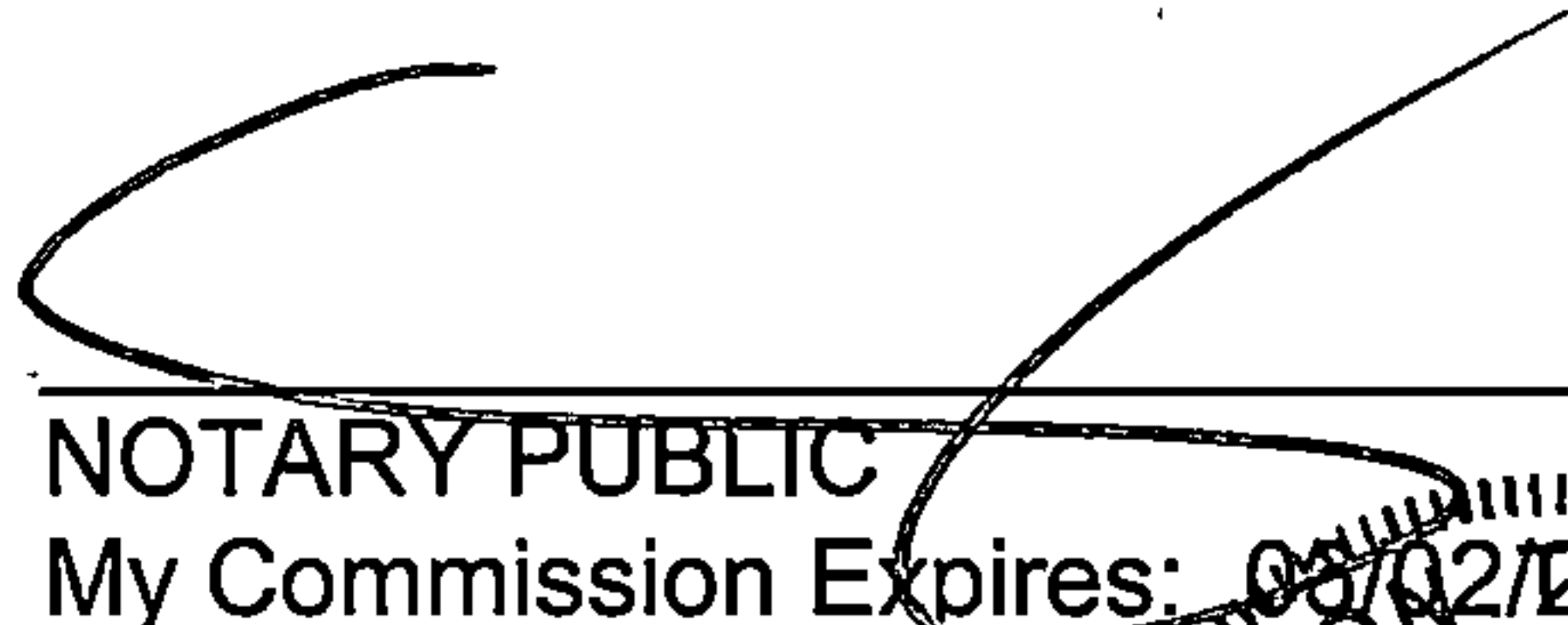
  
James W. Woods, Jr.

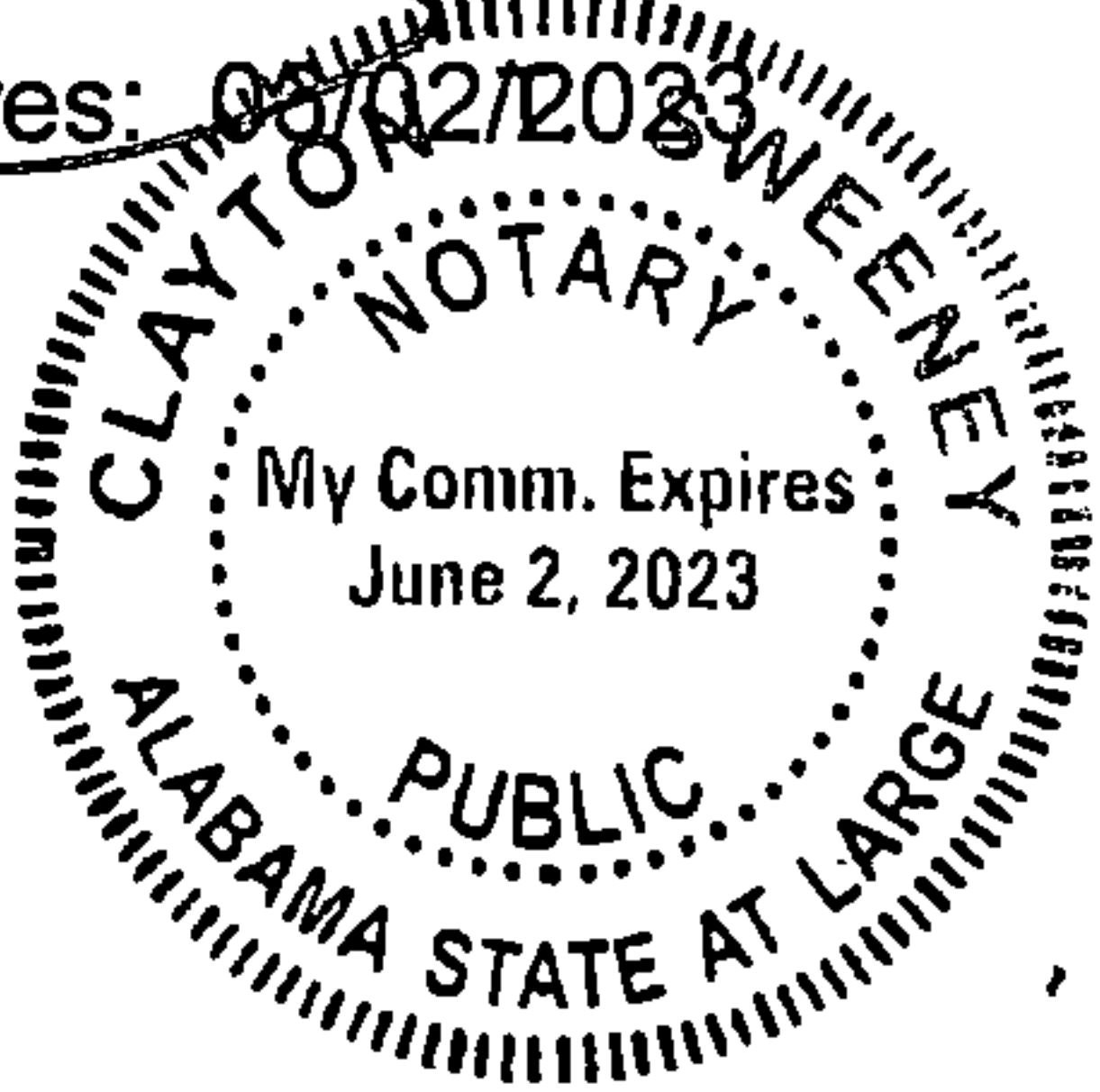
STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James W. Woods, Jr., whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 2019.



  
NOTARY PUBLIC  
My Commission Expires: 06/02/2023





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Woods  
Development, Inc.  
Mailing Address PO Box 38226  
Birmingham, AL 35238  
Property Address 1004 Dexter Circle  
Birmingham, AL 35242

Grantee's Name James Woods  
Mailing Address 1004 Dexter Circle  
Birmingham, AL 35242

Date of Sale November 14, 2019

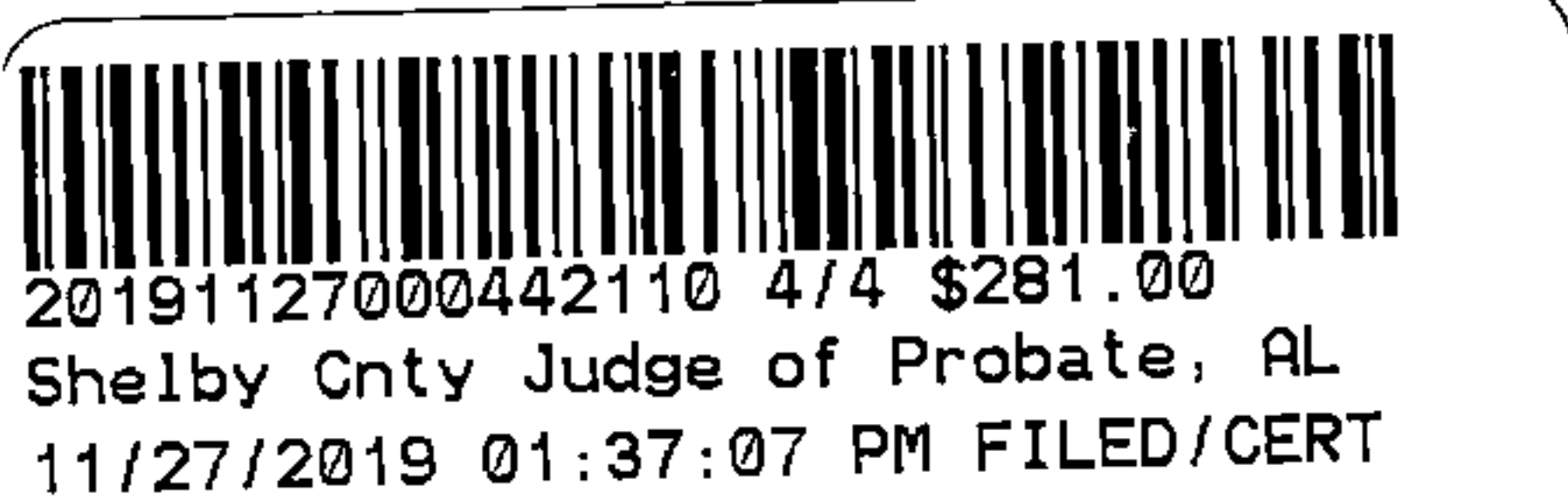
Total Purchase Price \$ 500,000.00

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal                           |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – Tax assessor's market value |
| <input type="checkbox"/> Closing Statement         | <input type="checkbox"/> Deed                                |

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current 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 responsibility of valuing property 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 \_\_\_\_\_

James Woods Development, Inc.  
Print By: James W. Woods, Jr., President

Unattested

(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW