

20200110000014100
01/10/2020 10:24:51 AM
DEEDS 1/2

Send tax notice to:
ROUZBEH R NAZARI
2068 BROOK HIGHLAND RIDGE
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

2020002

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Five Thousand and 00/100 Dollars (\$645,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRUCE L TAYLOR and LAUREN B TAYLOR**, husband and wife, whose mailing address is: 1800 Wehapa Ln Leeds Al 35099 (hereinafter referred to as "Grantors") by **ROUZBEH R NAZARI and MARYAM E KARIMI-NAZARI** whose property address is: **2068 BROOK HIGHLAND RIDGE, 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 2018, according to a Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, in the Probate Office of Shelby County, Alabama.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Brook Highland, an Eddleman Community, 20th Sector, recorded in Map Book 16, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, and in those rights reserved in Book 32, Page 48, and in Deed Book 121, Page 294.
4. Conditions, exceptions, reserves, restrictions and limitations, set forth in Real 194, Page 34, and amended in Instrument #1993-11287 and Instrument #1993-12277, in the Probate Office of Shelby County, Alabama.
5. Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to subject property.
6. Easement and agreement between AmSouth Bank, N.A. as Ancillary Trustees for NCNB National Bank of North Carolina, as Trustees for the public employees retirement system of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in Instrument recorded in Real 194, Page 1, and in Real 194, Page 40, in said Probate Office.
7. Release of damages recorded in Instrument #1993-02872 and in Instrument #1993-06457.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out under Instrument recorded in Real Volume 1994, Page 254, in said Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc., as recorded in Real Volume 194, Page 281 and By-

Laws of Brook Highland Homeowner's Association, Inc., as recorded in Real Volume 194, Page 287, in said Probate Office, along with Supplemental Protective covenants for Brook Highland, 20th Sector, as recorded under Instrument #1993-01877 in said Probate Office.

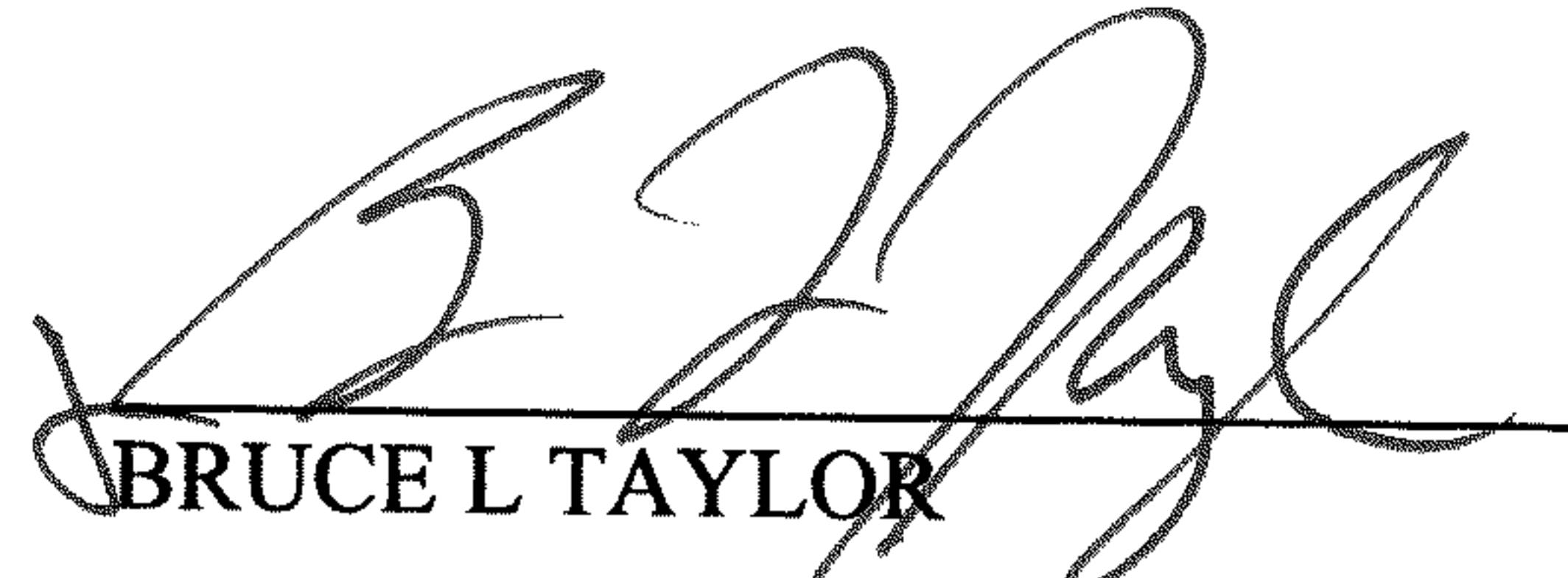
9. Drainage easement as recorded in Book 125, Page 238.
10. Reciprocal Easement Agreement as recorded in Book 125, Page 249 and Book 199, Page 18.
11. Non-exclusive easement agreement as set forth in Book 194, Page 20 and Real 194, Page 43 in said Probate Office.
12. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 181, Page 995 and in Book 207, page 380.
13. Restrictive Covenants regarding watershed property as recorded in Book 194, Page 54.
14. Easement for sanitary sewer lines and water lines to the Water Works and Sewer Board of the City of Birmingham as recorded in Book 194, Pages 1, 40 and 43, in Instrument #1992-31642 and in Instrument #1992-31643.
15. Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995.

\$465,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6 day of January, 2020.


BRUCE L TAYLOR

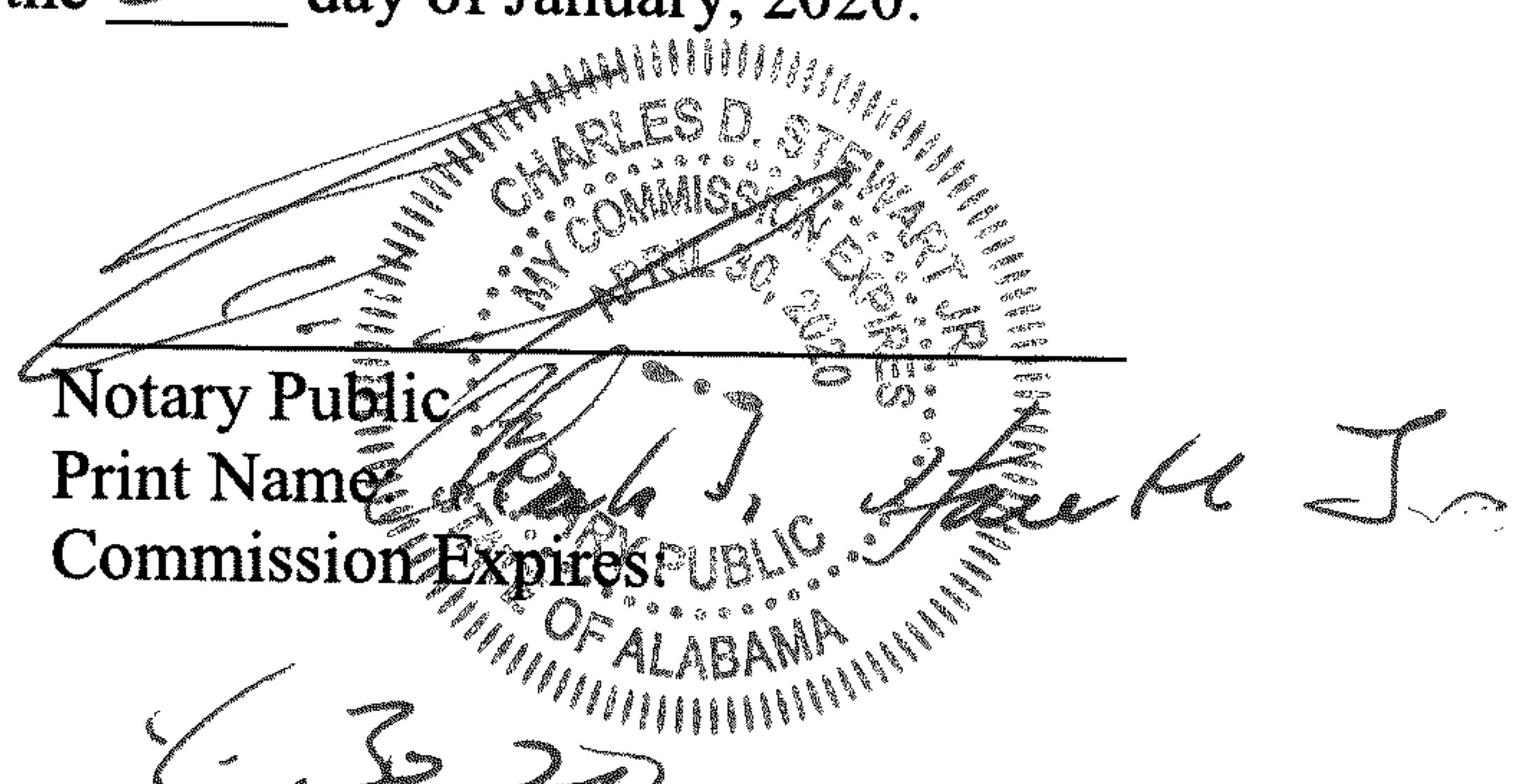

LAUREN B TAYLOR

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRUCE L TAYLOR and LAUREN B TAYLOR 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 6 day of January, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2020 10:24:51 AM
\$205.00 CHERRY
20200110000014100
Allen S. Boyd