

Send tax notice to:  
HAZEL F BARNES  
157 BROOK HIGHLAND COVE  
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

2020075T

20200211000056370  
02/11/2020 11:31:55 AM  
DEEDS 1/2

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ANTHONY SEALES and SARAH H SEALES, husband and wife,** whose mailing address is: 5249 Meadow Brook Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by **HAZEL F BARNES** whose property address is: **157 BROOK HIGHLAND COVE, 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 35, according to the Survey of The Village at Brook Highland, as recorded in Map Book 24, page 93, in the Office of the Judge of Probate 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 The Village at Brook Highland, as recorded in Map Book 24, page 93, 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.
4. Covenants, Conditions and Restrictions as recorded in Instrument #1992-14567; Real 308, page 1; Real 220, page 339 and Instrument #1993-32511.
5. Easement granted to Alabama Power Company recorded in Real 220, page 521 and Real 220, page 532,
6. Reciprocal Easement Agreement recorded in Real 125, page 249 and Real 199, page 18.
7. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions recorded in Real 307, page 650.
8. Protective Covenants recorded in Real 194, page 54.
9. Drainage Agreement recorded in Real 125, page 238.
10. Sanitary Sewer Agreement recorded in Real 194, page 1.
11. Easement in favor of Water Works and Sewer Board of the City of Birmingham, recorded in Real 194, page 43.

12. Agreement concerning Electric Service recorded in Real 306, page 119.

\$205,000.00 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 10<sup>th</sup> day of February, 2020.

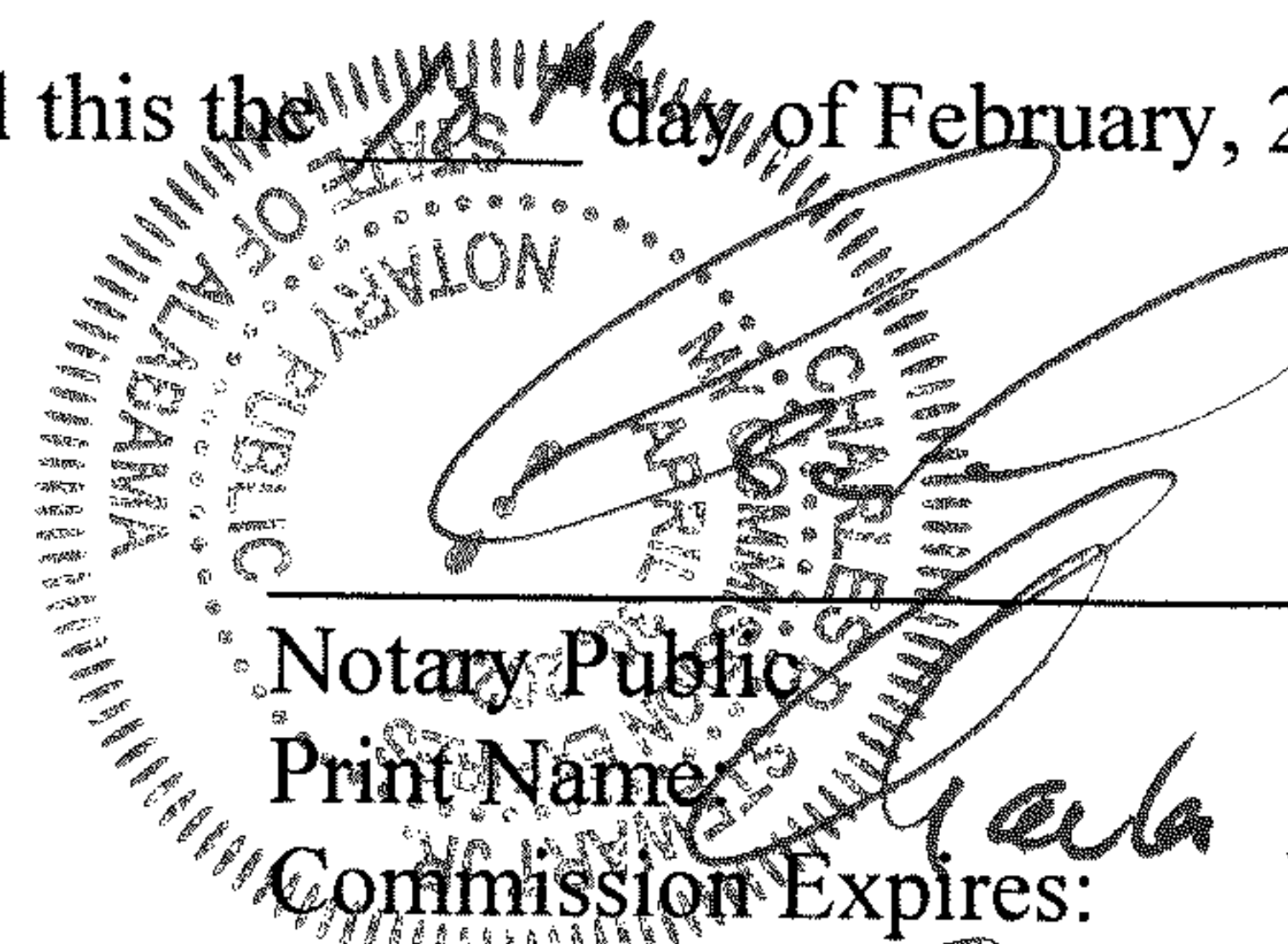
  
ANTHONY SEALES

  
SARAH H SEALES

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANTHONY SEALES and SARAH H SEALES 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 10<sup>th</sup> day of February, 2020.

  
Notary Public  
Print Name: Charles J. Seales  
Commission Expires: 2-20-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/11/2020 11:31:55 AM  
\$50.00 CHERRY  
20200211000056370

