

Send tax notice to:
RAFAEL A DAGNESSES
1009 HERMITAGE CIRCLE
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

2020108T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty-Two Thousand Nine Hundred and 00/100 Dollars (\$352,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID J. STREIT TRUST NO. 1 and CLAUDIA STREIT TRUST NO. 1** whose mailing address is: 200 One Nineteen Blvd Hoover AL 35242 (hereinafter referred to as "Grantor") by **RAFAEL A DAGNESSES and NATALIE M. DAGNESSES** whose property address is: **1009 HERMITAGE CIRCLE, 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 3128, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes a Residential Subdivision, 3rd Sector, recorded in Instrument #1996-17544 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. Restrictions, public utility easements and setback lines, as shown on the recorded map of Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office 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, including those recorded in Book 28, page 237.
4. Covenants, conditions and restrictions as recorded in Instrument #1994-07111 and Instrument #1996-10928.
5. Right of way in favor of Alabama Power Company 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 Book 31, page 355.
6. Right of way in favor of Shelby County, Alabama recorded in Book 196, page 246.
7. Easement for ingress and egress recorded in Instrument #1993-15704.
8. 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 recorded in Instrument #1993-15705.
9. Agreement with Alabama Power Company recorded in Instrument #1994-1186.
10. Rights of riparian owners in and to the use of Lake, if any.
11. Easement recorded in Instrument #19970620000194221.
12. Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument #9402/3947.

13. Covenants, Conditions and Restrictions recorded in Instrument #1996-10928; Instrument #1994-07111; Instrument #19960404000109281; Instrument #19960531000175431 and Instrument #19990726000310951.

\$365,604.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, DAVID J. STREIT TRUST NO. 1, by David J. Streit, its Trustee and CLAUDIA STREIT TRUST NO. 1, by Claudia Streit, its Trustee, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 27th day of February, 2020.

DAVID J. STREIT TRUST NO. 1

David J. Streit
BY: DAVID J STREIT
ITS: TRUSTEE

CLAUDIA STREIT TRUST NO. 1

Claudia Streit
BY: CLAUDIA STREIT
ITS: TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David J. Streit, whose name as Trustee of the DAVID J. STREIT TRUST NO. 1 and Claudia Streit whose name as Trustee of the CLAUDIA STREIT TRUST NO. 1, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said Trust

Given under my hand and official seal this the 27th day of February, 2020.

Charles D. Stewart Jr.
Notary Public
Print Name: Charles D Stewart Jr.
Commission Expires: 4 30 20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 02:01:09 PM
\$26.00 CHARITY
20200302000082130

Allie S. Boyd