

Send tax notice to:  
POST REAL ESTATE HOLDINGS, LLC  
141 VILLAGE STREET, SUITE 3  
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

2020374T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$389,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TIMOTHY R KAST and RICKY C SELF, SINGLE INDIVIDUALS** whose mailing address is: 2990 BROOK HIGHLAND DRIVE, BIRMINGHAM, AL 35242(hereinafter referred to as "Grantors") by **POST REAL ESTATE HOLDINGS, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **1035 SOUTH HAMPTON PLACE, 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 114, according to the Survey of The Village at Highland Lakes Regent Park Neighborhood, as recorded in Map Book 37, page 130, in the Probate Office of Shelby County, Alabama.**

**Together with nonexclusive easement to use the 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 in Instrument #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, Regent Park Neighborhood, recorded in Instrument #20070223000084910 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 2nd Amendment to the The Village at Highland Lakes as recorded in Map Book 37, pages 130 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, including those recorded in Deed Book 81, page 417
4. Covenants, Conditions and Restrictions recorded in Instrument #20041202000659280; Instrument #20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670; Instrument #20060712000335740; Instrument #200702230000884910; Instrument #20070830000408300 and Instrument #20080501000178840, in the Probate Office of Shelby County, Alabama.
5. 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, in the Probate Office of Shelby County, Alabama.
6. Articles of Incorporation of Highland Village Residential Association, Inc., recorded in Instrument #2006031400012830, in the Probate Office of Shelby County, Alabama, and being re-recorded in Book LR200605, page 6696 in the Probate Office of Jefferson County, Alabama.
7. Right of way in favor of Alabama Power Company recorded in Book 247, page 905; Book 139, page 569 and Book 134, page 411.



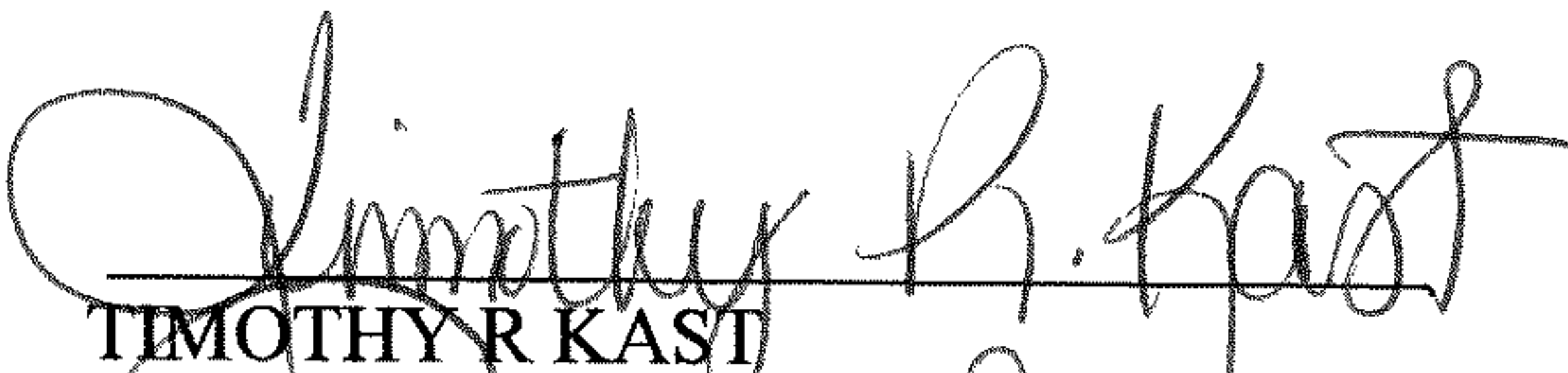
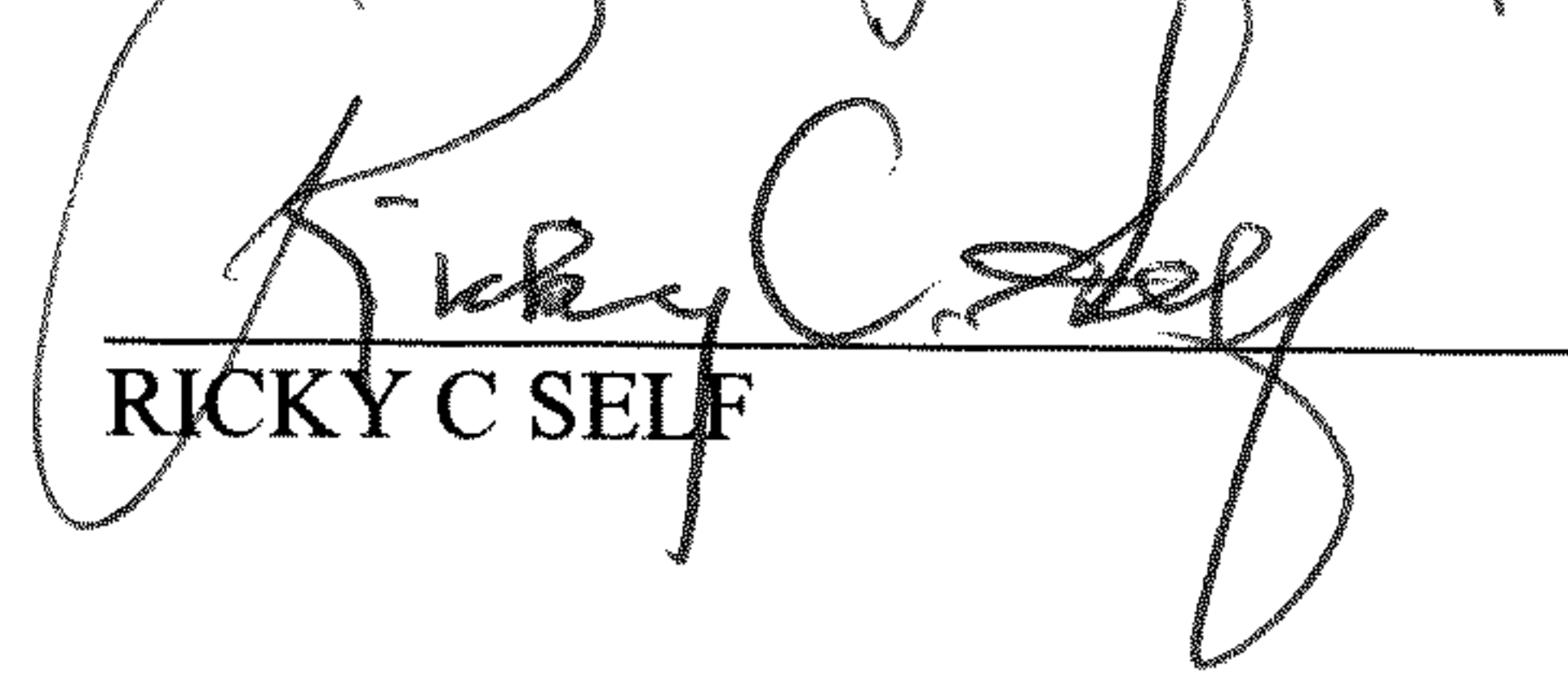
- 8. Right of way in favor of Shelby County recorded in Deed Book 196, pages 237, 248 and 254; Instrument #1992-15747; Instrument #1992-24264; Instrument #20060630000314890; Instrument #20060630000315260 and Instrument #20060630000315270, in the Probate Office of Shelby County, Alabama.
- 9. Right of way for roadway recorded in Real 103, page 844 and Map Book 3, page 148, in the Probate Office of Shelby County, Alabama.
- 10. Easement for ingress and egress recorded in Real Book 321, page 812, in the Probate Office of Shelby County, Alabama.
- 11. Release of Damages recorded in Instrument #20051229000667950.
- 12. Restrictive Covenants recorded in Instrument #201104060000107060.
- 13. Rights of riparian owners in and to the use of Lake, if any.
- 14. Easement to BellSouth Telecommunications as recorded in Instrument #20050803000394300.
- 15. Grant of Land Easement with Restrictive Covenants as recorded in Instrument #20061212000610650; Instrument #20060828000422180 and Instrument #20071108000516450.
- 16. Amendments to Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #20080501000178840; Instrument #2009012100018210 and Instrument #2011012500025020.
- 17. Memorandum of Sewer Service Agreement regarding the Village at Highland Lakes as recorded in Instrument #20121107000427760.

\$311,920.00 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.

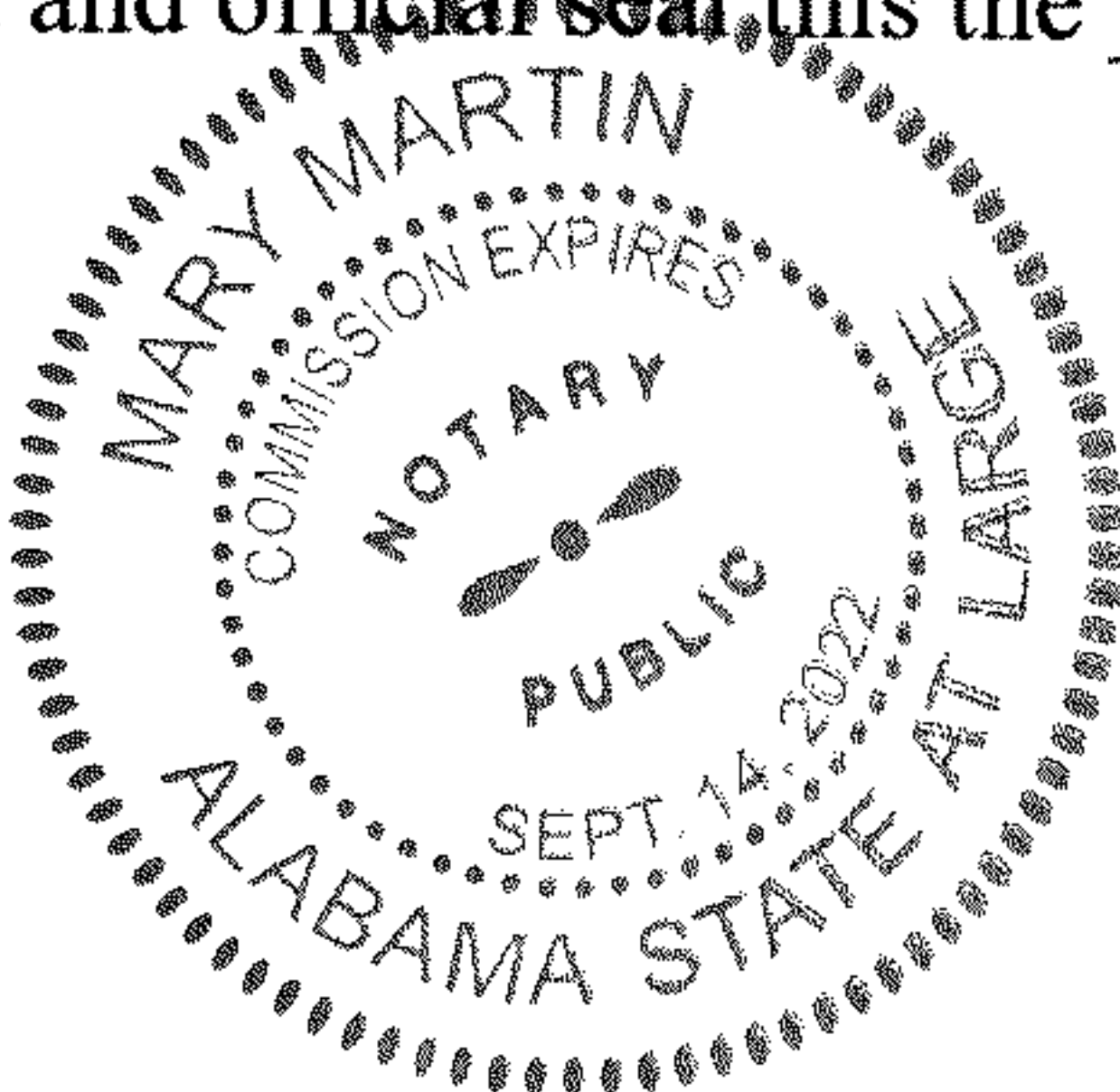
28 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2020.

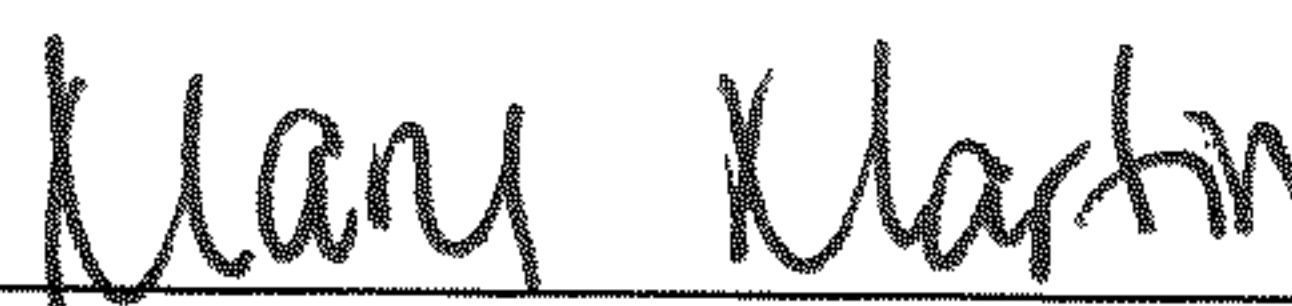
  
TIMOTHY R KAST  
  
RICKY C SELF

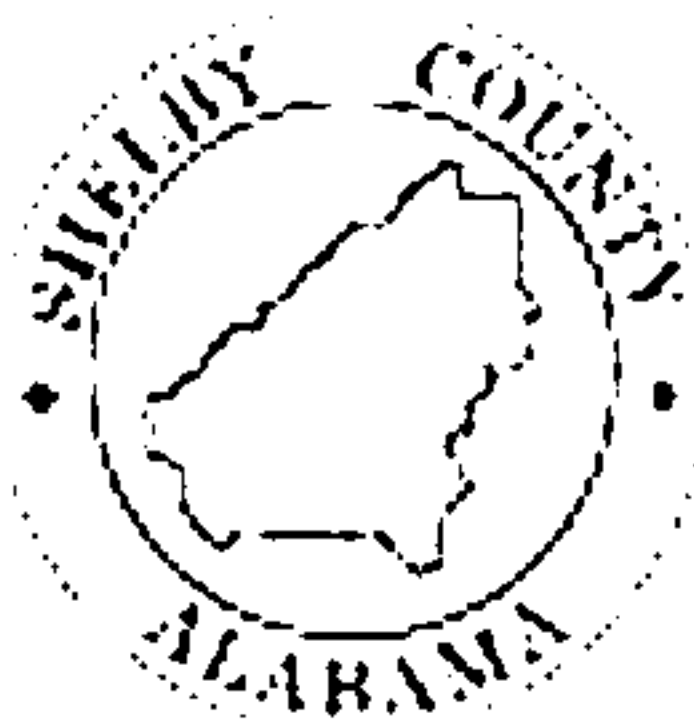
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY R KAST and RICKY C SELF 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 28 day of May, 2020.



  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/01/2020 01:59:41 PM  
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