

Send tax notice to:
MICHAEL JOSEPH PARROZZO
130 SALISBURY LANE
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

2020380

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Four Thousand Nine Hundred and 00/100 Dollars (\$404,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JENNIFER JARRETT COTHRON and CHRISTOPHER C COTHRON, WIFE AND HUSBAND** whose mailing address is: 266 Hammond Road Lot 1613 Copperhill AL 35054 (hereinafter referred to as "Grantors") by **MICHAEL JOSEPH PARROZZO and CHRISTY PARROZZO** whose property address is: **130 SALISBURY LANE, 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 2153, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Probate Office of 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, as recorded Inst 1994-07111 and amended Inst 1996-17543 and amended in Inst 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, as recorded in Inst No. 20020716000332740 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. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Twenty-First Sector, Phase I and II, recorded in Instrument No. 2002-332730.
3. Subject to the restrictions, reservation, agreements and release of damages as set forth in deed from Highland Lake Development, Ltd recorded in Instrument No. 2002-479760.
4. Restrictions, covenants and conditions as set forth in Instrument No. 1994-7111, Instrument No. 1996-17543 and Instrument No. 1999-3 I 095, along with Highland Lakes Residential Association, Inc. recorded in Instrument No. 9402-3947.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21 Sector, Phase I & II, as recorded in Instrument No. 20020716000332740.
6. Right of way granted to Birmingham Water and Sewer Board recorded in Instrument No. 1998-34387, Instrument No. 1995-34035 and Instrument No. 2001-49794.

- 7. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument No. 1998- 7776; Instrument No. 1998- 7777 and Instrument No. 1998-7778.
- 8. Lake Easement agreement by Highland Lake Properties, Ltd and Highland Lake Development, Ltd, providing for easement use by others, and maintenance of Lake Property described within Instrument No. 1993-15705.
- 9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd to Highland Lakes Properties, Ltd recorded in Instrument No. 1993-15704.
- 10. Agreement for cable as set out in Instrument No. 1997-33476.
- 11. Underground Easement to Alabama Power Company recorded in Instrument No. 1997-19422.

\$372,508.00 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 29 day of May, 2020.

Jennifer Jarrett Cothron
JENNIFER JARRETT COTHRON

Christopher C Cothron
CHRISTOPHER C COTHRON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER JARRETT COTHRON and CHRISTOPHER C COTHRON 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 29 day of May, 2020.



Mary Martin
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2020 01:14:09 PM
\$57.50 CHERRY
20200602000221240

Alvin S. Byrd