

SEND TAX NOTICES TO:

Diane and John Usher
1020 Dunnavant Place
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MOORE OIL CO., L.L.C., an Alabama limited liability company (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto Diane T. Usher and John H. Usher, Jr. (herein referred to as "Grantees") as joint tenants, with rights of survivorship, the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the described premises to Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intentions 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 tenant in common.

AND THE GRANTOR does for itself, and its heirs, executors, successors and assigns, covenant with said Grantee, its heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 15 day of June, 2020.

MOORE OIL CO., L.L.C., an Alabama limited liability company

By: 

Print Name: Ronald J. Moore, Sr.

Title: Authorized Agent

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald J. Moore, Sr., whose name as Authorized Agent of Moore Oil Company, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 12 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 01/17/22

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Jonathan E. Raulston
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

JONATHAN ELLIOTT RAULSTON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 17, 2023

EXHIBIT "A"

Lot 2551, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, page 3, 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 and amended in Instrument 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded in Instrument 20050609000280540, Supplementary Declaration as recorded in Instrument 20051229000667940, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

SUBJECT TO:

- i) Taxes and assessments for the year 2020, a lien but not yet payable;
- ii) Subdivision restrictions, limitations and conditions as set out in Map Book 35, page 3, in said Probate Office;
- iii) Easements as set out in Map Book 35, page 3, in said Probate Office;
- iv) Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Instrument 1994-07111, amended in Instrument 1996-17543 and further amended in Instrument 1999-31095 in said Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument 9402/3947 in the Office of the Judge of Probate of Jefferson County, Alabama;
- v) Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase 1 recorded in Instrument No. 20050609000280540, Supplementary Declaration as recorded in Instrument 20051229000667940, in said Probate Office;
- vi) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Book 28, Page 237 in said Probate office;
- vii) Right of way to Birmingham Water and Sewer Board as recorded in Instrument 1997-4027 and Instrument 1996-25667 in said Probate Office;
- viii) Shelby Cable Agreement as set out in Instrument 1997-33476 in said Probate Office;
- ix) Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others, and maintenance of Lake Property as shown by instrument recorded in Instrument 1993-15705 in said Probate Office;
- x) Easement for ingress and egress to serve Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in said Probate Office; and
- xi) Release of damages as recorded in Instrument 20050505000214850, Instrument 20050627000317040 and Instrument 20050909000468520 in said Probate Office.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MOORE OIL CO., L.L.C.
 Mailing Address 1800 Center Point Pkwy
Birmingham, AL 35215

Grantee's Name Diane and John Usher
 Mailing Address 1020 Dunnivant Place
Birmingham, AL 35242

Property Address 1020 Dunnivant Place
Birmingham, AL 35242

Date of Sale June 1, 2020
 Total Purchase Price \$ 320,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2020 12:54:13 PM
 \$351.00 CHERRY
 20200603000223300

Allen S. Bayl

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 1, 2020

Print Diane and John Usher

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one