

Send tax notice to:  
CORNELIUS L ROGERS  
1006 ASHMORE LANE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

2020389

**20200603000223840**  
**06/03/2020 01:56:10 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Four Thousand Nine Hundred and 00/100 Dollars (\$484,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **ROBERT W BROWNING AND LINDA K BROWNING AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF LINDA W. HAMILTON, DECEASED, PROBATE CASE NO. PR-2019-000915, SHELBY COUNTY, ALABAMA**, whose mailing address is: 121 Southledge Dr Birmingham AL 35242 (hereinafter referred to as Grantors) in hand paid by **CORNELIUS L ROGERS and JASMIN ROGERS** whose property address is: **1006 ASHMORE LANE, 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 Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 836, according to the Survey of Highland Lakes, 8th Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, 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 recorded as Inst #1994-07111, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Eight Sector, as recorded in Inst #1998-15147, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, "the "Declaration").**

Linda W. Hamilton was the surviving grantee of Warranty Deed recorded in Instrument 20101008000334990 as David R. Hamilton died on October 5, 2019.

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. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument 1994-07111 and as amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama.
5. Powers and provisions as set out in the Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama., together with the By-Laws of said corporation as they currently exist and are from time to time amended.
6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Eighth Sector, as recorded in Instrument #1998-15147, in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument recorded in Instrument Book 28, page 237, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument 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; Real 31, page 355 and Real 196, page 246, in the Probate Office of Shelby County, Alabama.
9. Right of way to Shelby County, recorded in Book 196, page 246, in the Probate Office of Shelby County, Alabama.



10. Agreement with Alabama Power Company as to covenants relating thereto, recorded in Instrument 1994-1186, in the Probate Office of Shelby County, Alabama.
11. 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 described within Instrument 1993-15705 in the Probate Office of Shelby County, Alabama.
12. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.
13. Mineral and mining rights and rights incident thereto, conditions, restrictions, release of damages and Covenant for Storm Water Runoff Control recorded in Instrument 1996-1923, in the Probate Office of Shelby County, Alabama.
14. Easement to Water Works and Sewer Board as recorded in Instrument 1995-34035 and Instrument 1997-4027 in the Probate Office of Shelby County, Alabama.
15. Agreement with Marcus Cable of Alabama, LLC as recorded in Instrument 20150914000321060 in the Probate Office of Shelby County, Alabama.
16. The rights of upstream and downstream riparian owners with respect to lake, if any, bordering subject property.

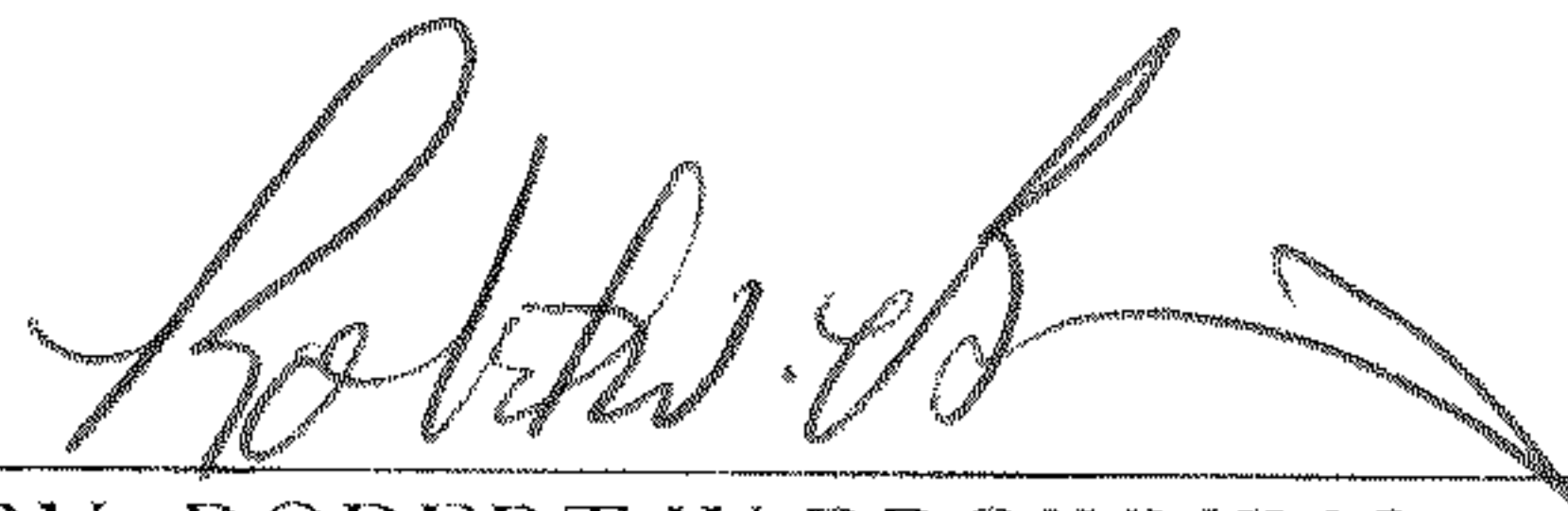
\$436,410.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of Linda W Hamilton by Robert W Browning and Linda K Browning its Co-Personal Representatives, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 29<sup>th</sup> day of May, 2020.

ESTATE OF LINDA W HAMILTON



BY: ROBERT W BROWNING  
AS: CO-PERSONAL REPRESENTATIVE



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama, County  
Clerk  
Shelby County, AL  
06/03/2020 01:56:10 PM  
\$510.00 CHERRY  
20200603000223840

*Ann S. Byrd*

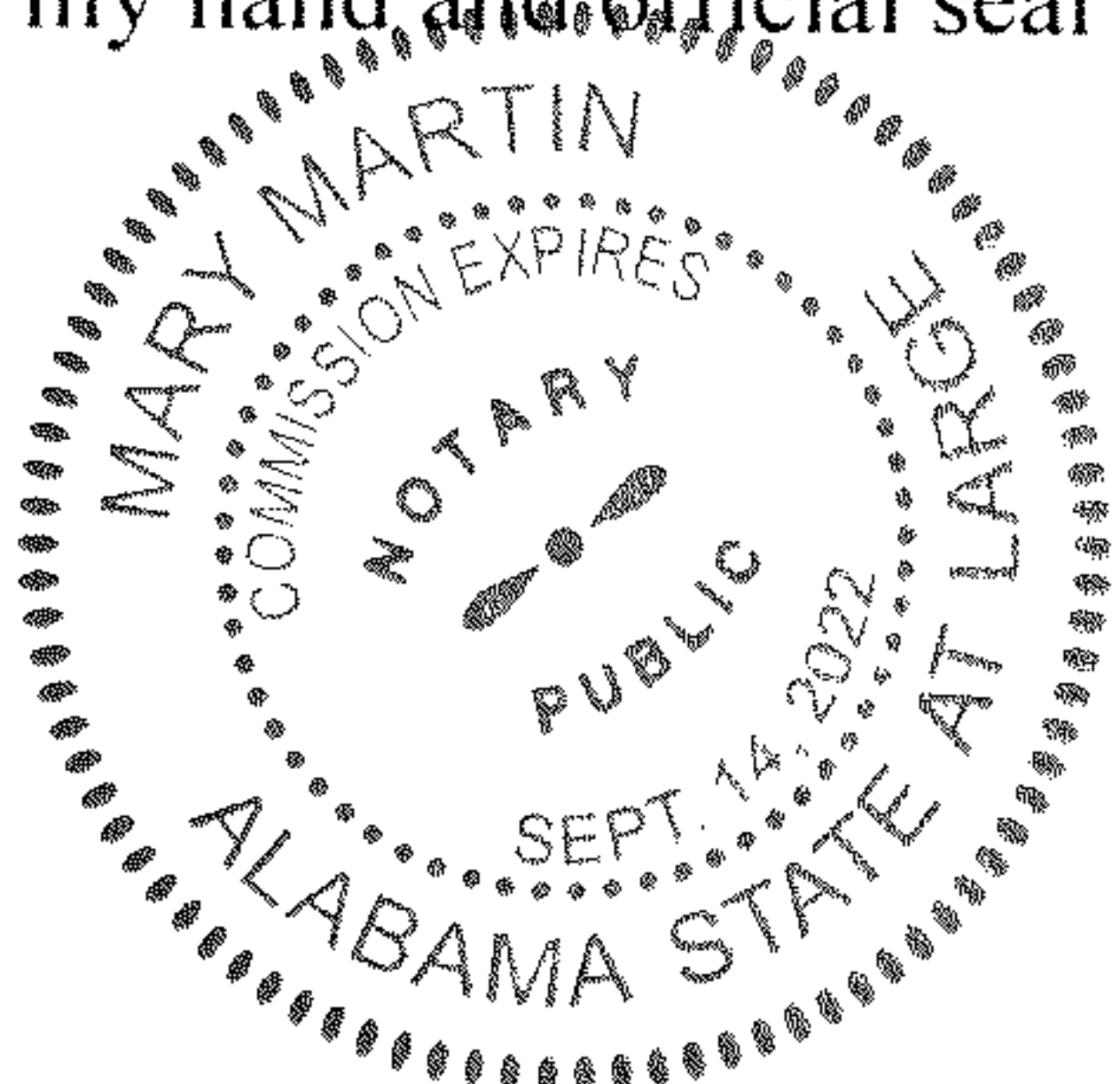
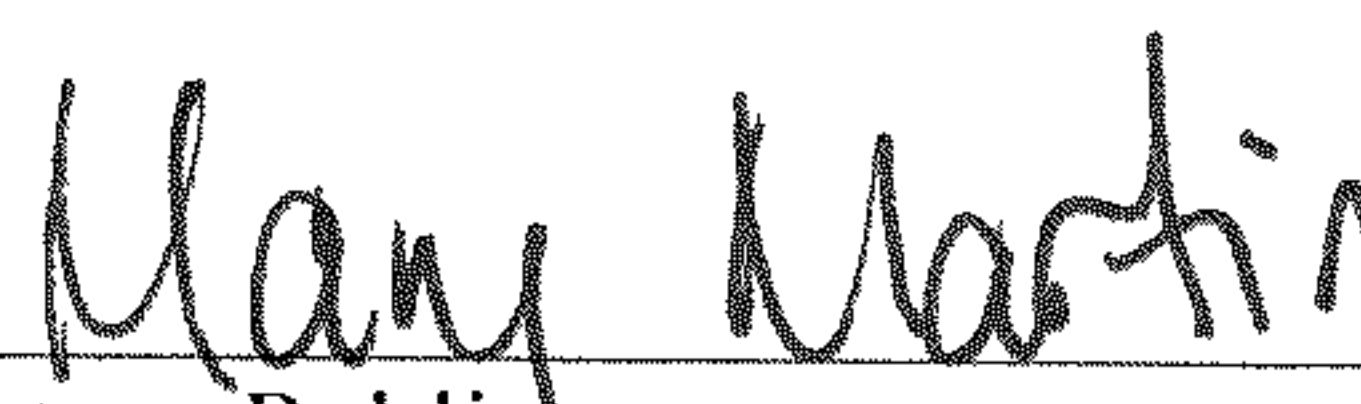


BY: LINDA K BROWNING  
AS: CO-PERSONAL REPRESENTATIVE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W Browning and Linda K Browning, whose names as Co-Personal Representatives of the Estate of Linda W Hamilton, 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, they, in their capacity as said Co-Personal Representatives of the Estate of Linda W Hamilton, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 29<sup>th</sup> day of May, 2020.

Notary Public  
Print Name:  
Commission Expires: