

Send tax notice to:

AMANDA DARIANI SMITH  
1004 MOUNTAIN TRACE  
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

2020371T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KEVIN W POWELL and KIMBERLY P POWELL, HUSBAND AND WIFE** whose mailing address is: 109 Willow Branch Lane, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **AMANDA DARIANI SMITH AND JOHN CASEY SMITH** whose property address is: **1004 MOUNTAIN TRACE, 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 1, according to the Map of Highland Lakes, 2nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 31, page 134, in the Probate Office of Shelby County, Alabama.**

Together with the 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 in 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, 2nd Sector, Phase II, recorded as Instrument #20031029000722170, 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 Highland Lakes, 2nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 31, page 134, 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. Right of way to 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.
5. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
6. Riparian and other rights created by the fact the property lies adjacent to Highland Lake.
7. Right of way to Shelby County recorded in Book 196, page 246.
8. Agreement with Alabama Power Company recorded in Instrument #1994-1186.
9. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Instrument #1993-15705.
10. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company recorded in Instrument #20040102000000350.
11. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, amended in Instrument



#1996-17543 and Instrument #1999-31095, and Articles recorded in Instrument #9402/3947 in said Probate Office of Shelby County, Alabama.

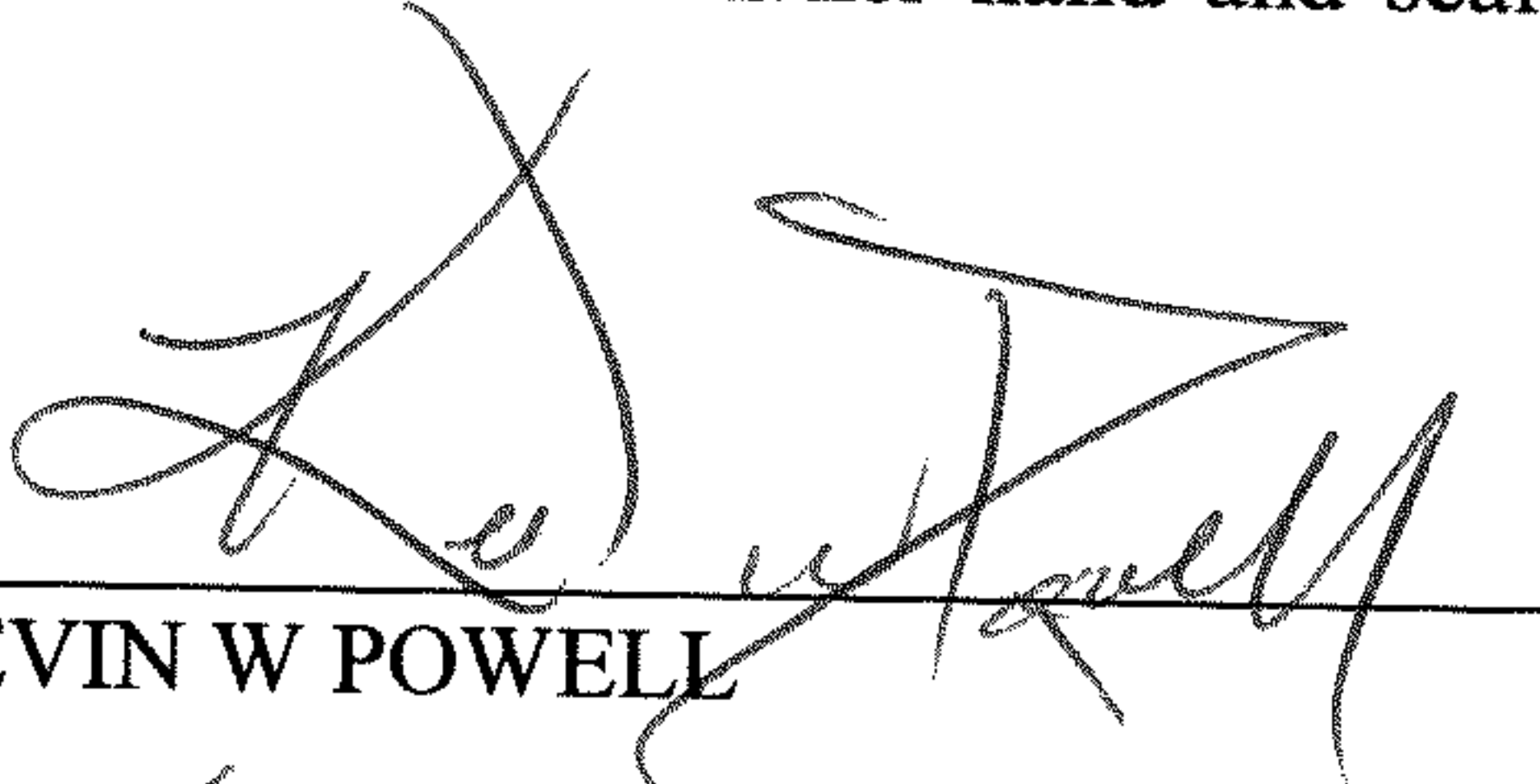
12. Declaration of Covenants, Conditions and Restrictions for Highland Lakes , a Residential Subdivision, 2ndSector, recorded as Instrument #1994-07112 and Instrument #20031029000722170.
13. Easement recorded in Instrument #2000-10737 and Resolution thereof recorded in Instrument #2000-15019.
14. Cable Agreement recorded in Instrument #1997-33476.

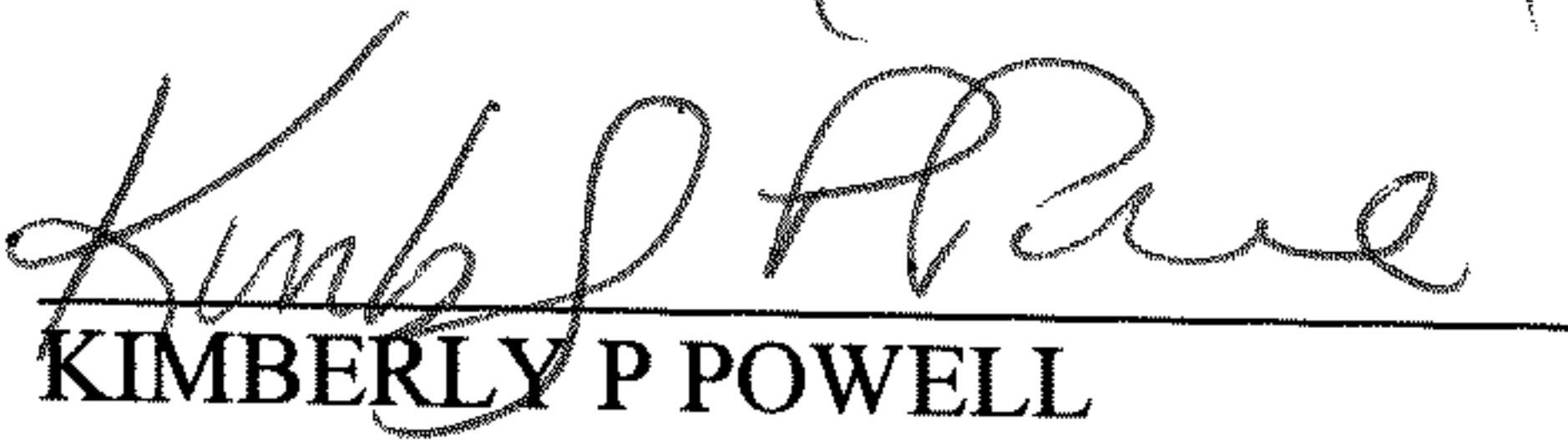
\$464,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

4th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2020.

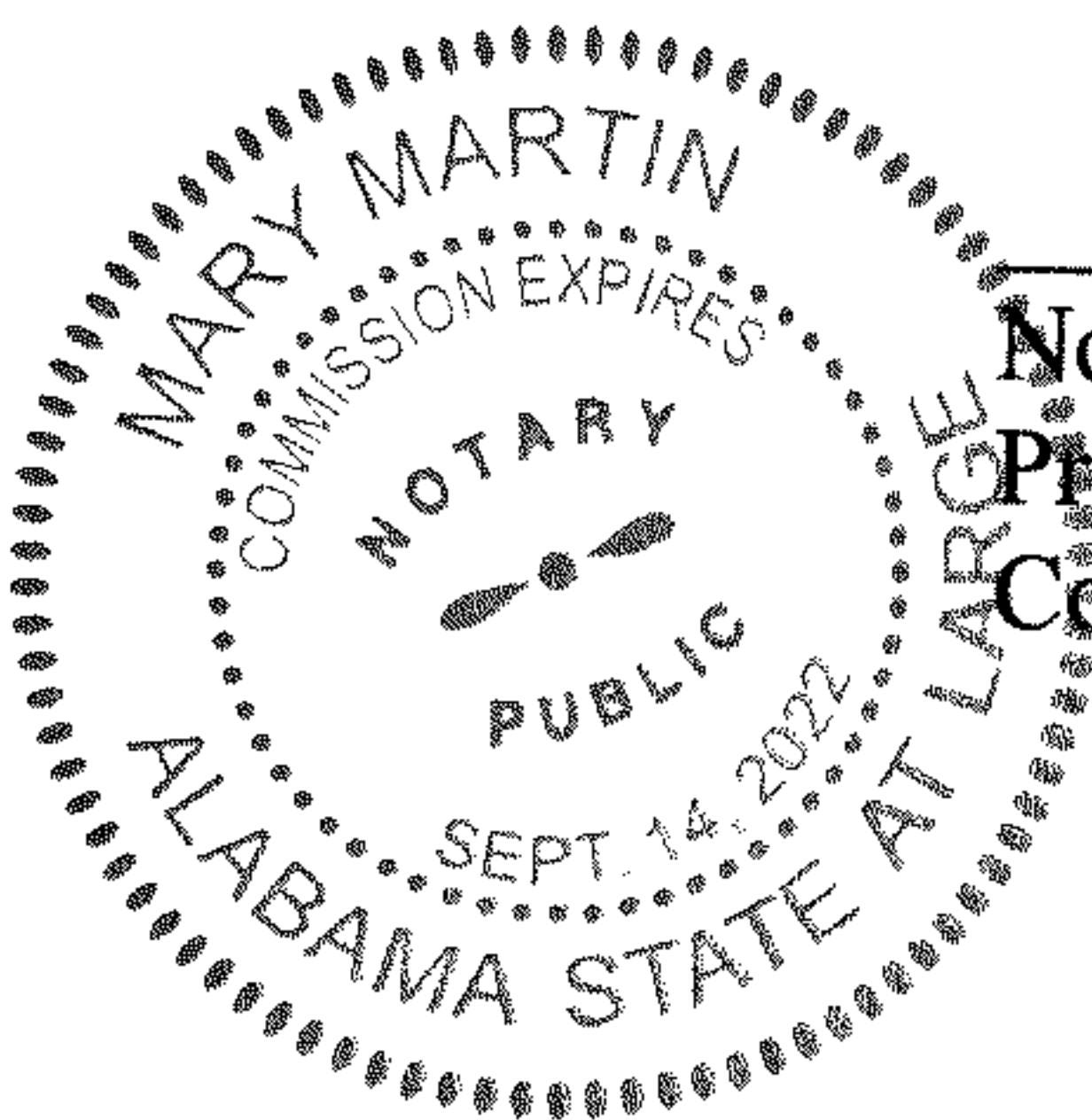
  
KEVIN W POWELL

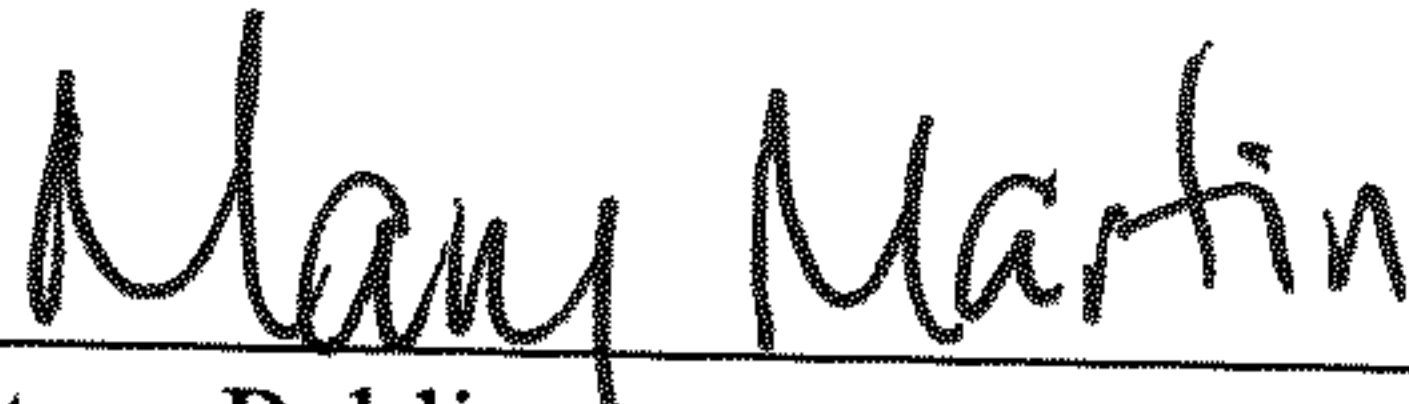
  
KIMBERLY P POWELL

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN W POWELL and KIMBERLY P POWELL 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 4th day of June, 2020.



  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/08/2020 01:27:23 PM  
\$141.00 CHERRY  
20200608000230170

