

Send tax notice to:  
HENDRICKSON LIVING TRUST  
1031 STAFFORD COURT  
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

2020577

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Eighty-Five Thousand and 00/100 Dollars (\$485,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM L BURMEISTER AS TRUSTEE OF THE WILLIAM L BURMEISTER LIVING TRUST DATED MAY 10, 2001 and SUSAN J BURMEISTER AS TRUSTEE OF THE SUSAN J BURMEISTER LIVING TRUST DATED MAY 10, 2001** whose mailing address is: 1260 Sailview Dr, Buckhead GA 30625 (hereinafter referred to as "Grantors") by **SAM HENDRICKSON AND DONNA L HENDRICKSON AS CO-TRUSTEES UNDER THE HENDRICKSON LIVING TRUST DATED 9/13/2006** whose property address is: **1031 STAFFORD COURT, 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 1134, according to the Survey of Brook Highland, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, Page 68, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Amended and Supplementary Restrictions recorded in Instrument 1997-34700, Instrument 1998-19414, Instrument 2001-1342 and Instrument 2001-4260.
3. Release of damages as recorded in Instrument Real 330, page 332.
4. Terms of Agreement and Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 364, page 404.
5. Easement and Agreement recorded in Deed Book 262, page 210.
6. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, page 54.
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland as set out in Instrument recorded in Real 194, page 254 along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, page 287 along with Supplemental Protective Covenants being amended in Real 263, page 604 and Supplemental Protective Covenants for Brook Highland, 11th Sector, as recorded in Instrument #1995-01043.
8. Non-exclusive easement and agreement dated July 11, 1988 and recorded in Real 194, page 20 and Real 194, page 43.
9. Easement and Agreements as set out in instrument recorded in Real 194, page 1 and Real 194, page 40.
10. Drainage Agreement as set out in instrument dated April 14, 1987 and recorded in Real 125, page 238.



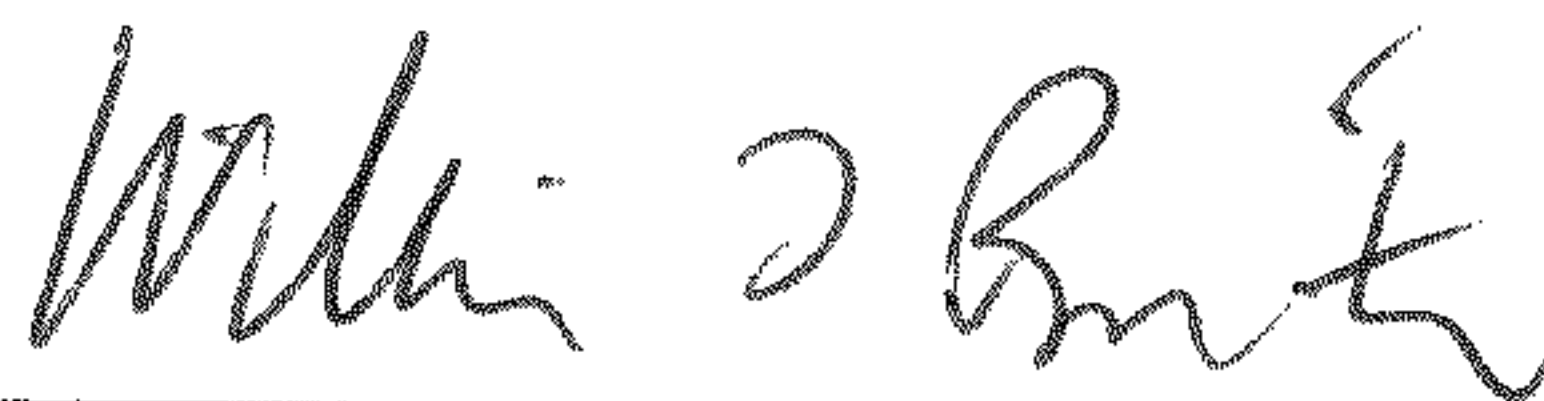
11. Reciprocal Easement Agreement as set out in instrument dated April 14, 1987 and recorded in Real 125, page 249 and Real 199, page 18.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 32, page 48 and Deed Book 121, page 294.
13. Restrictive Covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, page 995.
14. Restrictions, conditions and limitations as set forth by record plat including sink hole reservations.

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.

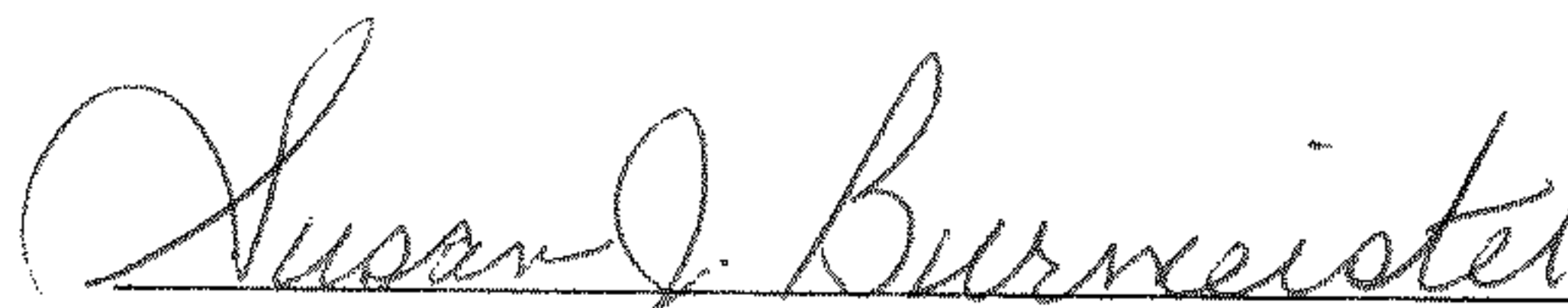
IN WITNESS WHEREOF, the said Grantors, the WILLIAM L BURMEISTER LIVING TRUST by WILLIAM L BURMEISTER, its TRUSTEE and the SUSAN J BURMEISTER LIVING TRUST by SUSAN J BURMEISTER, its TRUSTEE, who are authorized to execute this conveyance, have hereunto set their signatures and seals on this the 21<sup>st</sup> day of July, 2020.

WILLIAM L BURMEISTER LIVING TRUST



BY: WILLIAM L BURMEISTER  
AS: TRUSTEE

SUSAN J BURMEISTER LIVING TRUST



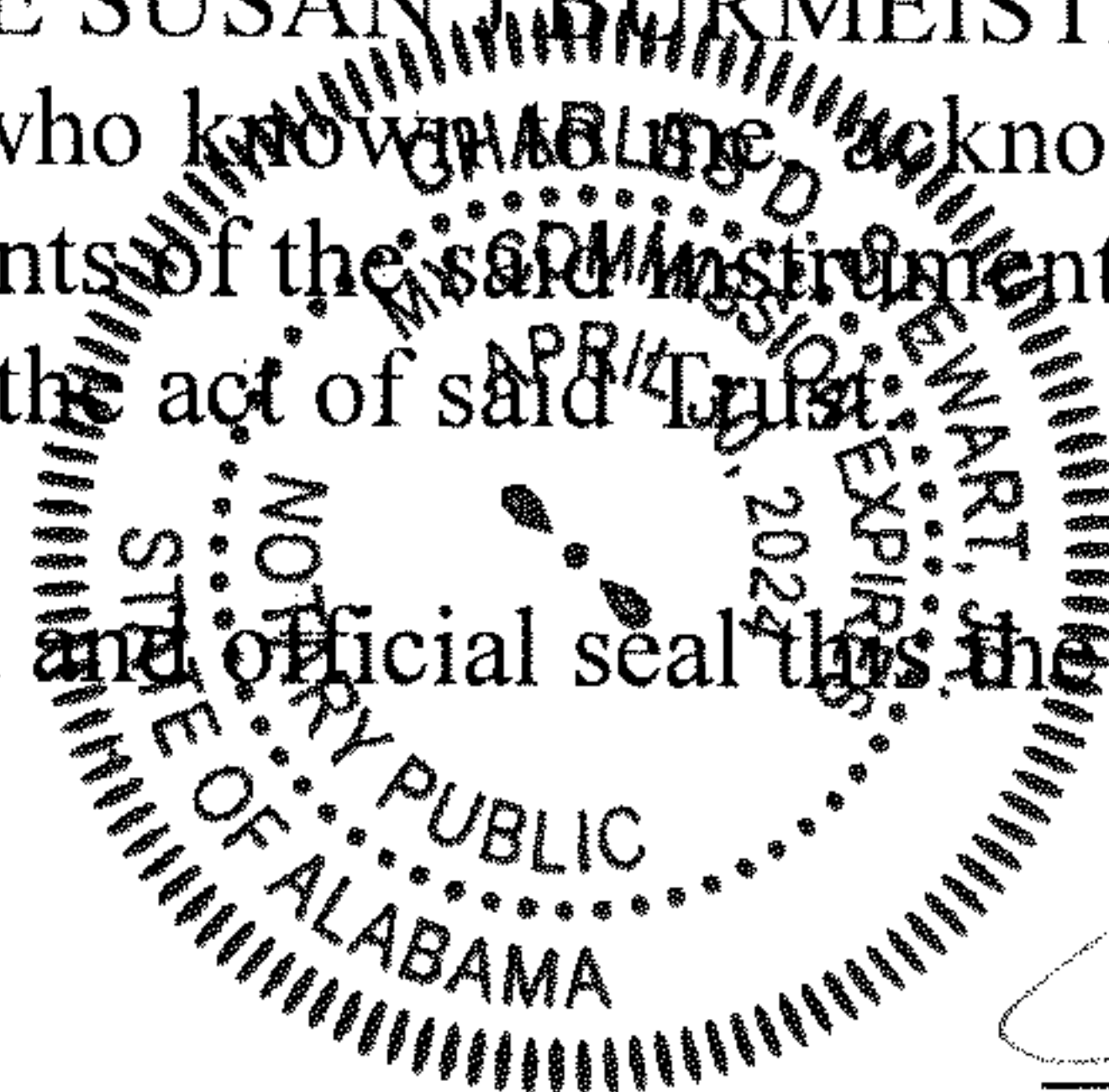
BY: SUSAN J BURMEISTER  
AS: TRUSTEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L BURMEISTER, whose name as TRUSTEE OF THE WILLIAM L BURMEISTER LIVING TRUST and SUSAN J BURMEISTER, whose name as TRUSTEE OF THE SUSAN J BURMEISTER LIVING TRUST, is signed to the foregoing instrument, and who have acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 21<sup>st</sup> day of July, 2020.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/23/2020 12:52:34 PM  
\$512.00 CHERRY  
20200723000308710

*Allen S. Bayl*

Notary Public

Print Name: *Charles J. Hewitt Jr*

Commission Expires: *4/14/24*