

Send tax notice to:
RICHARD C FOLSOM, III
1040 NEWBURY LANE
BIRMINGHAM, AL, 35242

This instrument prepared by:
DEEDS 1/2
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020524

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$469,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JONATHON BOLLE and RAEANNA BOLLE, husband and wife**, whose mailing address is: 50160 Greystone Way Birmingham AL 35242 (hereinafter referred to as "Grantors") by **RICHARD C FOLSOM, III and MARY E FOLSOM** whose property address is: **1040 NEWBURY 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 1034, according to the Map of Highland Lakes, 10th Sector, Phase II, an Eddleman Community, as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, Mineral and mining rights excepted. 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 amended in Inst #1996-17543 and further 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, 10th Sector, Phase II, recorded as Inst # 20040430000226530 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Easements, agreements, restrictions and building setback lines as recorded in Inst. No. 2000-19136.
5. Declaration of covenants, conditions and restrictions recorded In Inst. No. 1999-43196.
6. Right-of-way granted to the Birmingham Water and Sewer Board recorded in Inst. No. 1996-25667 and Inst. No. 1997-4027.

- 7. Shelby Cable agreement recorded in Inst. No. 1997-33476.
- 8. Easement for Ingress and egress recorded in Inst. No. 1993-15704.
- 9. Lake easement agreement recorded in Inst. No. 1993-15704.

\$304,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

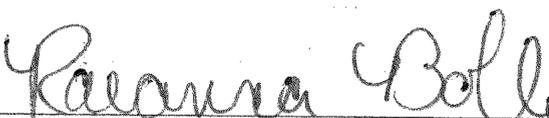
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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 27th day of July, 2020.



 JONATHON BOLLE



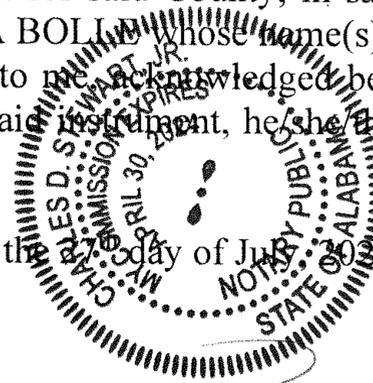
 RAEANNA BOLLE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHON BOLLE and RAEANNA BOLLE 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 27th day of July, 2020.



 Notary Public
 Print Name: *Charles D. Stanley, Jr.*
 Commission Expires: *4-30-21*



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/30/2020 09:40:01 AM
 \$190.00 JESSICA
 20200730000320610

Alissa Bayl