

Send tax notice to:
AARON GAMMON
4132 KESTEVEN DRIVE
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
SHLEBY COUNTY

2020580

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety-One Thousand Nine Hundred and 00/100 Dollars (\$491,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICKY W MISKELLEY and MELISSA MISKELLEY, husband and wife,** whose mailing address is: 2634 Reserve Court Vestavia AL 35213 (hereinafter referred to as "Grantors") by **AARON GAMMON and LESLIE GAMMON** whose property address is: **4132 KESTEVEN DRIVE, 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 216, according to the Survey of Brook Highland 6th Sector - 4th Phase, as recorded in Map Book 15, Page 106, 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 yet due and payable until October 1, 2020.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded map.
5. NOTE: Map Book 15, page 106 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. Area underlain by limestone and thus may be subject to lime sink activity.
6. Release of Damages as recorded in Instrument 1992-08990, in the Probate Office of Shelby County, Alabama.
7. 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 as recorded in Real 194, page 54, in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, page 254 in Probate Office, 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 in said Probate Office, and amended in Real 228, page 882; Real 228, page 886; Real 255, page 131; Real 263, page 604; Real 311, page 78 and Supplemental Declaration of Protective Covenants of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, recorded in Real 317, page 767 in the Probate Office of Shelby County, Alabama.

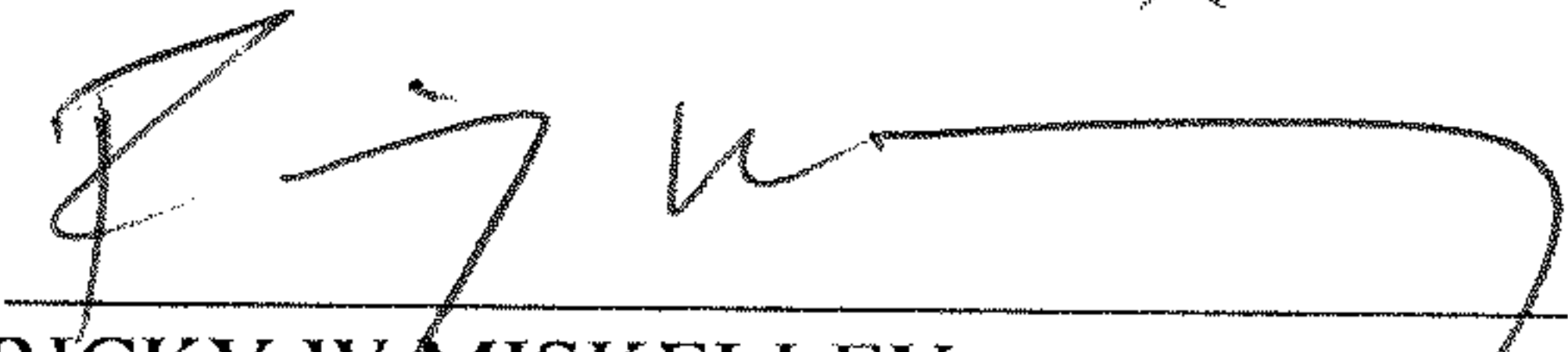
9. A non-exclusive Easement and Agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated 7/11/88, and recorded in Real 194, page 20 and Real 194, page 43 in the Probate Office of Shelby County, Alabama.
10. Easement and Agreements for the Public Employees Retirement System of Ohio and the Water Works Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 40, in the Probate Office of Shelby County, Alabama.
11. Drainage Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
12. Reciprocal Easement Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates as recorded in Real 125, Page 249 and Real 199, Page 18, in the Probate Office of Shelby County, Alabama.
13. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48 and Deed Book 121, Page 294, in the Probate Office of Shelby County, Alabama.
14. Restrictive Covenants regarding Alabama Power Company, recorded in Real 181, Page 995 in the Probate Office of Shelby County, Alabama.
15. Restrictions appearing of record in Real 380, page 627, in the Probate Office of Shelby County, Alabama.
16. Restrictions appearing of recorded in Instrument 1998-19414; Instrument 2001-1342 and Instrument 2001-4260, in the Probate Office of Shelby County, Alabama.
17. Restrictions, Covenants, Conditions, Reservations, Easements, Release of Damages, and Mineral and mining rights and rights incident thereto recorded in Instrument 1993-6820, in the Probate Office of County, Alabama.

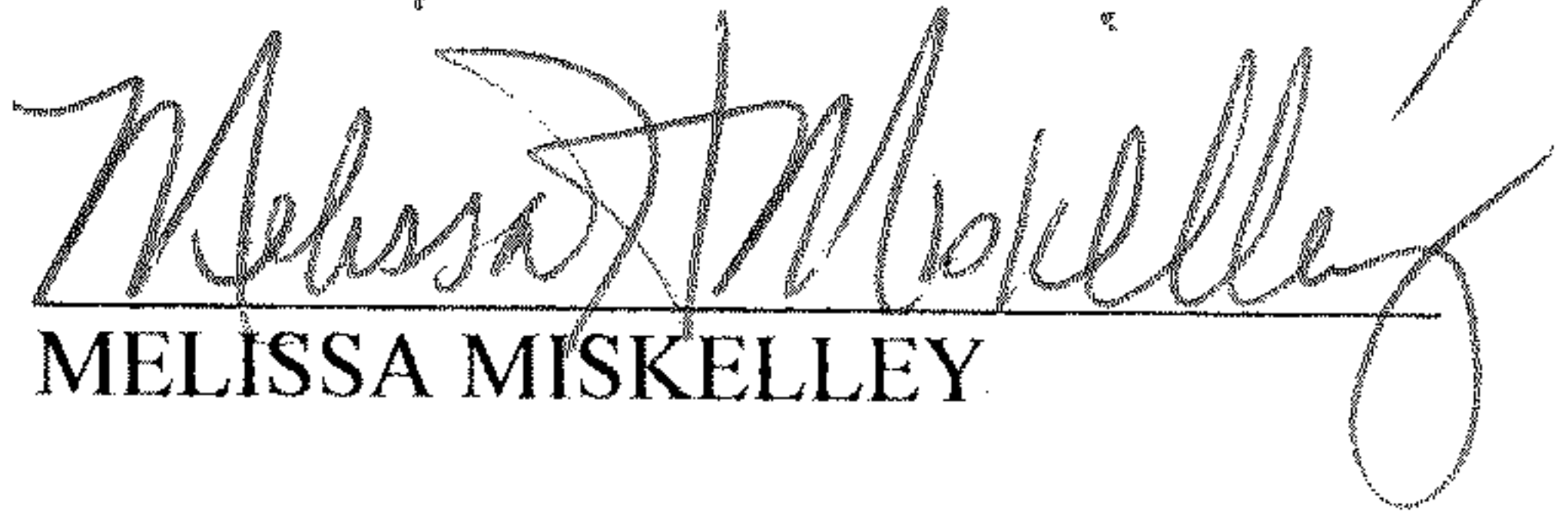
\$345,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of July, 2020.


RICKY W MISKELLEY


MELISSA MISKELLEY

STATE OF ALABAMA
COUNTY OF SHELBY

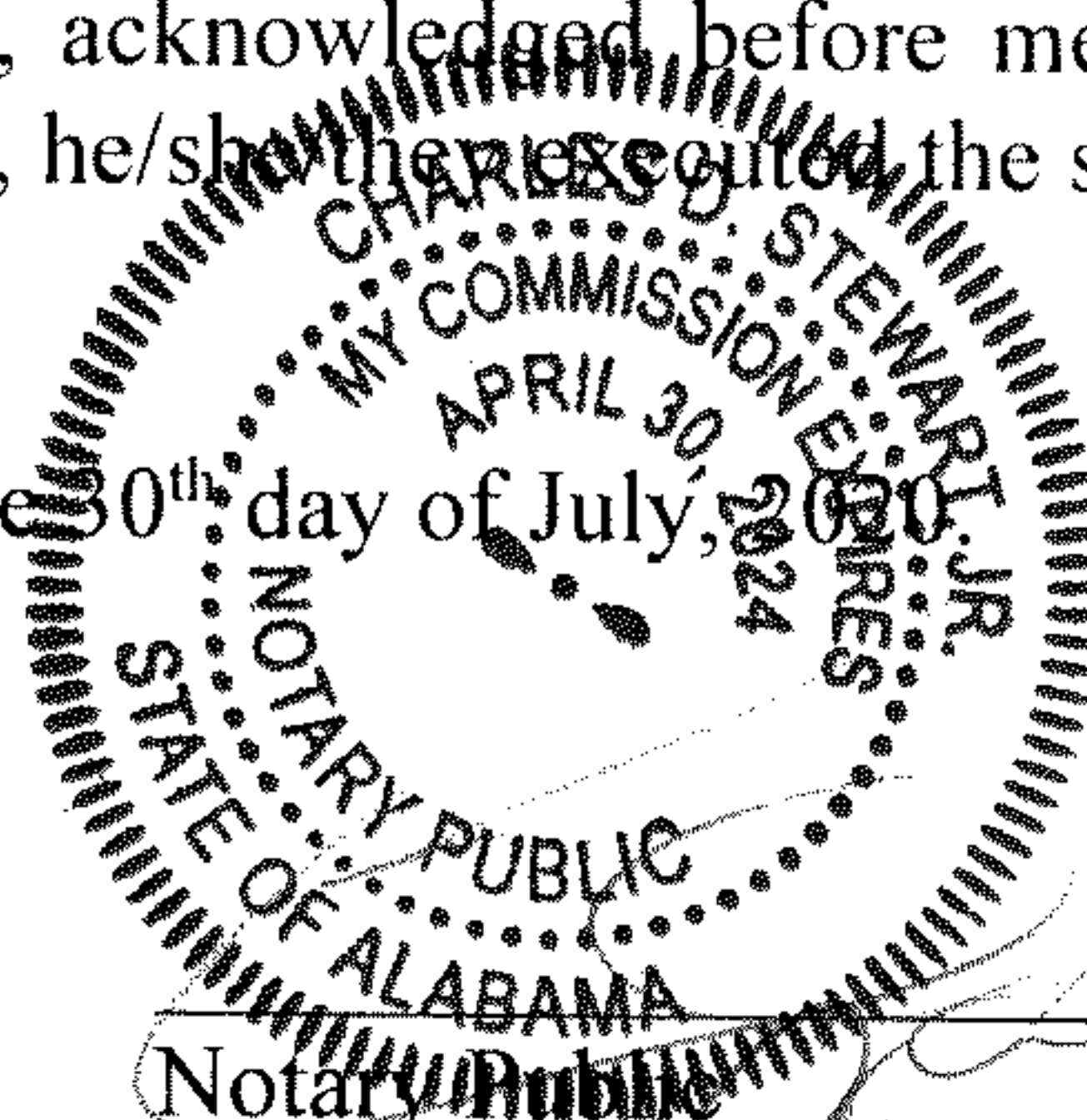
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICKY W MISKELLEY and MELISSA MISKELLEY whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 12:10:43 PM
\$172.00 CHERRY
20200803000326310

Allen S. Bayl



Print Name: *Charles Stewart, Jr.*
Commission Expires: *4/30/24*