

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
John Leslie Caster
2001 Drayton Place
Birmingham, AL 35242

GENERAL WARRANTY DEED

20200903000392430
09/03/2020 10:16:09 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

David F. Rushton and Ronelle Rushton, a married couple, whose mailing address is:

2001 Drayton Place, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Leslie Caster, whose mailing address is: 12 Perimeter Park Circle, Birmingham, AL 35243

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **2001 Drayton Place, Birmingham, AL 35242** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$435,120.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 6th day of August, 2020.



David F. Rushton





Ronelle Rushton by David F. Rushton, her attorney-in-fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David F. Rushton, individually and as Attorney in Fact for Ronelle Rushton, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2020.



Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

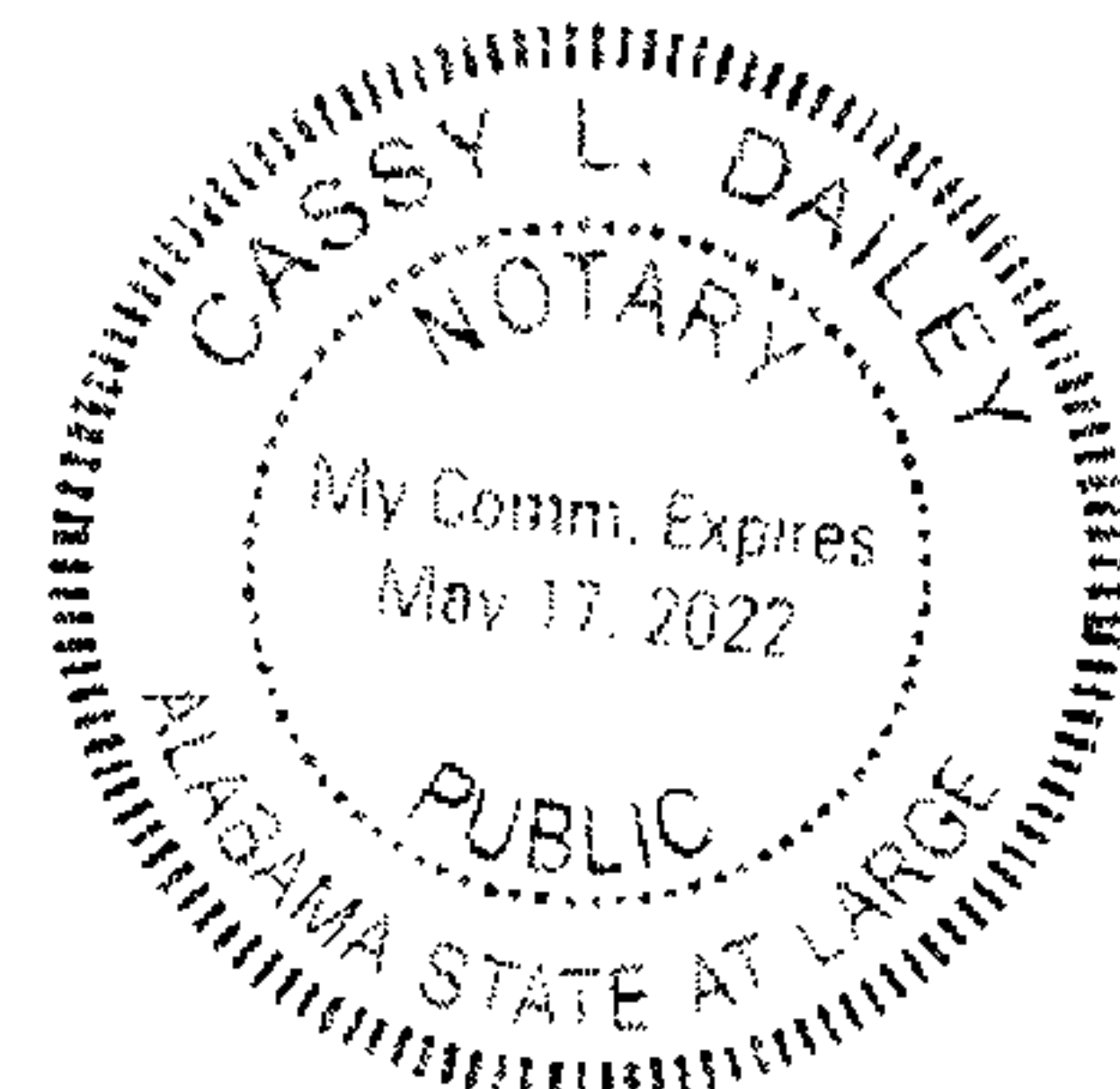
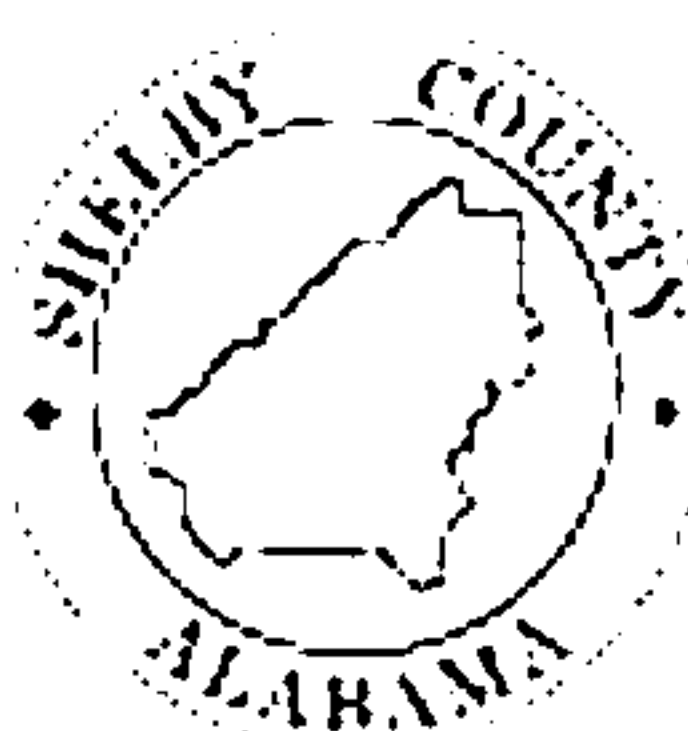


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 22-73, according to the Survey of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A-C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions, Restrictions for Highland Lakes, a Residential Subdivision, 22th Sector, Phase II, as recorded in Instrument #20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2020 10:16:09 AM
\$26.00 CHARITY
20200903000392430

Allen S. Bayl