

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, Todd Michael Lankford aka Todd M. Lankford, and Paige Lankford, also known as Jennifer Paige Jordan Lankford, HUSBAND AND WIFE, the undersigned Grantor, do grant, bargain, sell and convey my interest to:

“Todd Lankford and Paige Lankford, Trustees, or their successors in interest, of the Lankford Living Trust dated July 22, 2020, and any amendments thereto.”

Grantees, in the following described real property situated in Shelby County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN AS THOUGH FULLY SET OUT HEREIN.

Source of Title: Instrument #20181226000448830

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

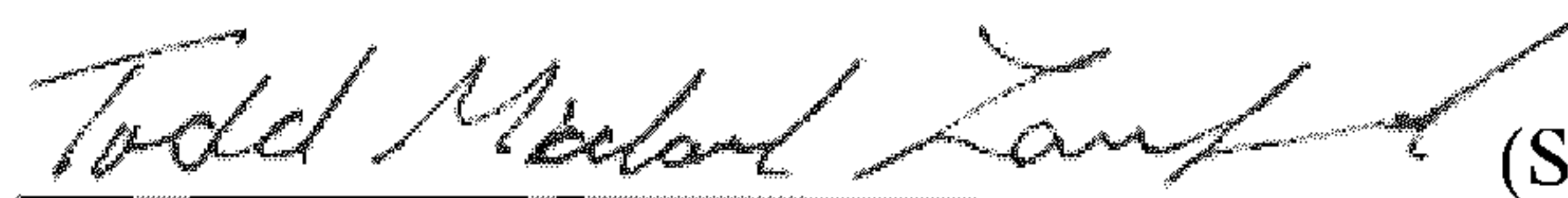
Property remains the homestead of the Grantors.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.


And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of

said real property, and that it is free from all encumbrances unless stated herein; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 7/22/2020.

 (SEAL)

TODD MICHAEL LANKFORD

 (SEAL)

PAIGE LANKFORD

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Todd Michael Lankford aka Todd M. Lankford, and Paige Lankford, also known as Jennifer Paige Jordan Lankford, HUSBAND AND WIFE, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, 7/22/2020.


Notary Public

My Comm Expires:
8-28-22

This Instrument was Prepared by:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

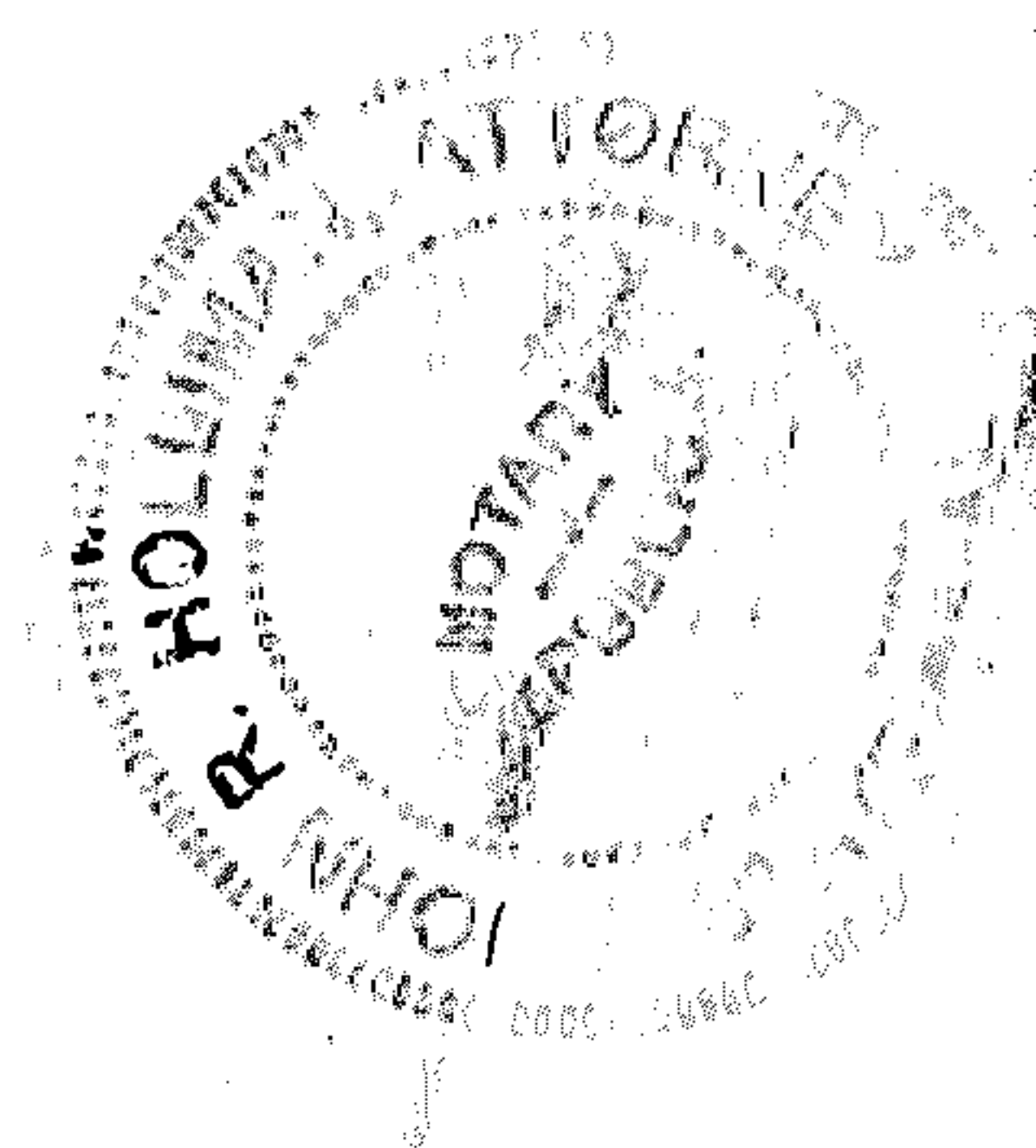


Exhibit A

Lot 111, according to map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37, A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the Private Roadway, 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 #1993-31095 in the Probate Office of Shelby County, Alabama; and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 1st Sector, recorded as Instrument #1994-07112 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, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Highland Lakes, 1st Sector, and Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G 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 Deed Book 28, Page 237.
4. Right of way granted to Water Works and Sewer Board recorded in Instrument #1995-34035.
5. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks; (a) Front setback; 59 to 84 feet, as per plot plan which must be approved by the ARC; (b) Rear setback; 35 feet, and (c) Side setback; 15 feet.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides other things for an Association to be formed to assess and maintain the private roadways, etc., of the development; all of said covenants, restrictions and conditions being set out in Instrument #1194-07111, with the Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument #9402-03947
7. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, as recorded in Instrument # 1994-07111, amended in Instrument #1996-17543, and further amended in Instrument #1999-31095.
8. Easement granted to Alabama Power Company recorded in Book 111, Page 408; in Book 109, Page 70; in Book 1489, Page 380; in Book 173, Page 364; in Book 276, Page 670; in

Book 134, Page 408; in Book 133, Page 212; in Book 133, Page 210; and in Real 31, Page 355.

9. Right of way granted to Shelby County recorded in Book 196, Page 246.
10. Agreement with Alabama Power Company recorded in Instrument #1994-01186.
11. Riparian or water rights, claims, or title to water whether or not shown by the public records.
12. The right of upstream and downstream riparian owners with respect to lake, if any, bordering subject property.
13. Lake Easement Agreement executed by Highland Lakes Properties, Ltd., and Highland Lake Development, Ltd. Providing for easements, use by others and maintenance of Lake Property described in Instrument #1993-15705.
14. Easement for ingress and egress to service Highland Lakes Properties, Ltd. recorded in Instrument #1993-15704.
15. Restrictions, mineral and mining rights and rights incident thereto, release of damage and covenant for Storm Water Runoff Control recorded in Instrument #1994015704.
16. Restrictions, mineral and mining rights and rights incident thereto, release of damages and covenant for Storm Water Runoff Control recorded in Instrument #1994-13987 and in Instrument #1998-45269.
17. Release of damages and setback restrictions as set out in Instrument #1998-46269 and in Instrument #1994-19387.

Source of Title: Instrument # 20181226000448830

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Todd & Paige Lankford
 Mailing Address 674 HIGHLAND LAKES COVE
BIRMINGHAM AL 35242

Grantee's Name Todd M. & Paige Lankford, Trustees
 Mailing Address of the Lankford Living Trust
674 HIGHLAND LAKES COVE
BIRMINGHAM AL 35242

Property Address 674 HIGHLAND LAKES COVE
BIRMINGHAM AL 35242
PARCEL #: 09 2 09 0 002 001.009

Date of Sale 7/22/2020
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$448,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/22/2020

Print John Holliman

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/14/2020 01:32:12 PM
 \$485.00 JESSICA
 20200914000409550

Allen S. Reed