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09/16/2020 02:52:38 PM
DEEDS 1/3

Send tax notice to:

TRACEE N STRUM-GILLIAM
140 SHEFFIELD LANE
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
Shelby COUNTY

2020750

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars (\$379,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **THOMAS MICHAEL BURNUM and CHRISTINA BURNUM, HUSBAND AND WIFE** whose mailing address is: 20100 WHISTLING STRAITS PLACE, ASHBURN, VA 20147 (hereinafter referred to as "Grantors") by **TRACEE NICOLE STRUM-GILLIAM and PAUL L GILLIAM** whose property address is: **140 SHEFFIELD 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 2244, according to the Map of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, 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 of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #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, 22nd Sector, Phase I, recorded as Instrument No. 20040823000471390 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.

SUBJECT TO:

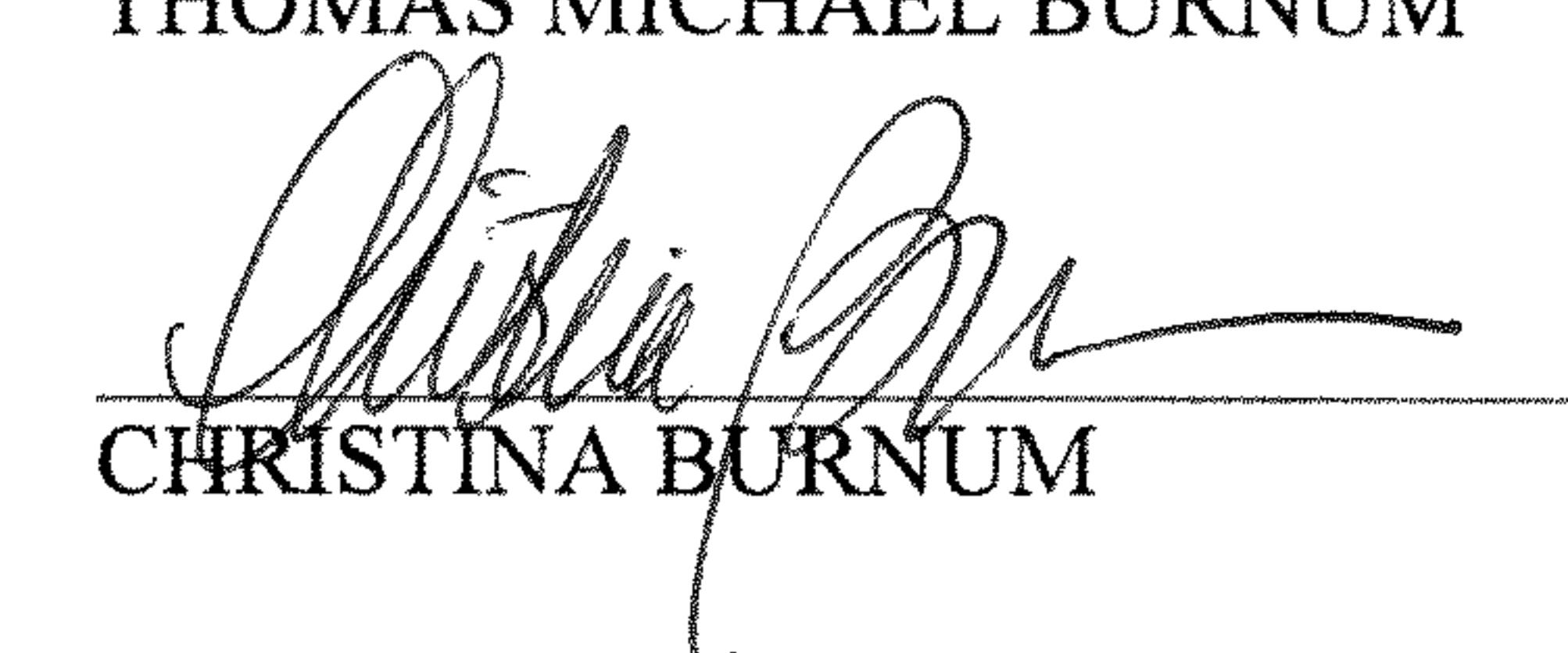
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. 15 foot easement on rear lot line as per plat.
3. Public utility easement as shown by recorded plat, including any tree bufferline as shown on recorded plat.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among 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 recorded as Instrument No. 1994-07111, amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase I, as recorded in Instrument No. 20040823000471390, in said Probate Office.
6. Subdivision restrictions, limitations and conditions as set out in Map Book 33, Page 79, in said Probate Office.
7. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1999-40620, in the Probate Office of Shelby County, Alabama.
8. 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) As per plot plan which must be approved by the ARC.
9. Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Instrument No. 1993-15705.
10. Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument No. 1993-15704, in said Probate Office.
11. Cable Agreement set out in Instrument No. 1997-19422, in said Probate Office.
12. Release of damages as recorded in Instrument No. 1999-40620 and Instrument No. 20041216000687420, as recorded in the Probate Office of Shelby County, Alabama.
13. Conditions, restrictions and limitations as set forth in that instrument recorded as Instrument No. 20040709000381100.
14. Supplementary restrictions in Inst. 20060605000263860.

\$360,635.00 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 10 day of September, 2020.

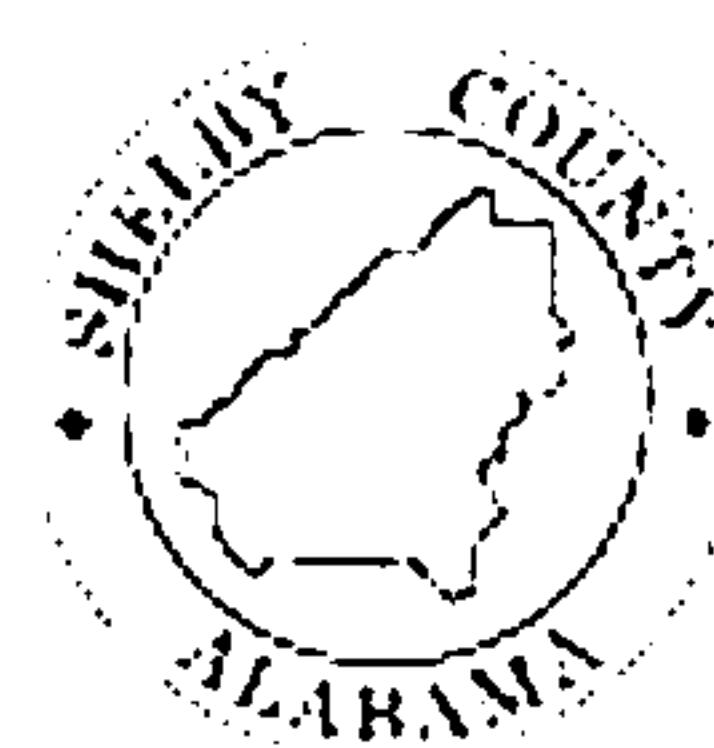
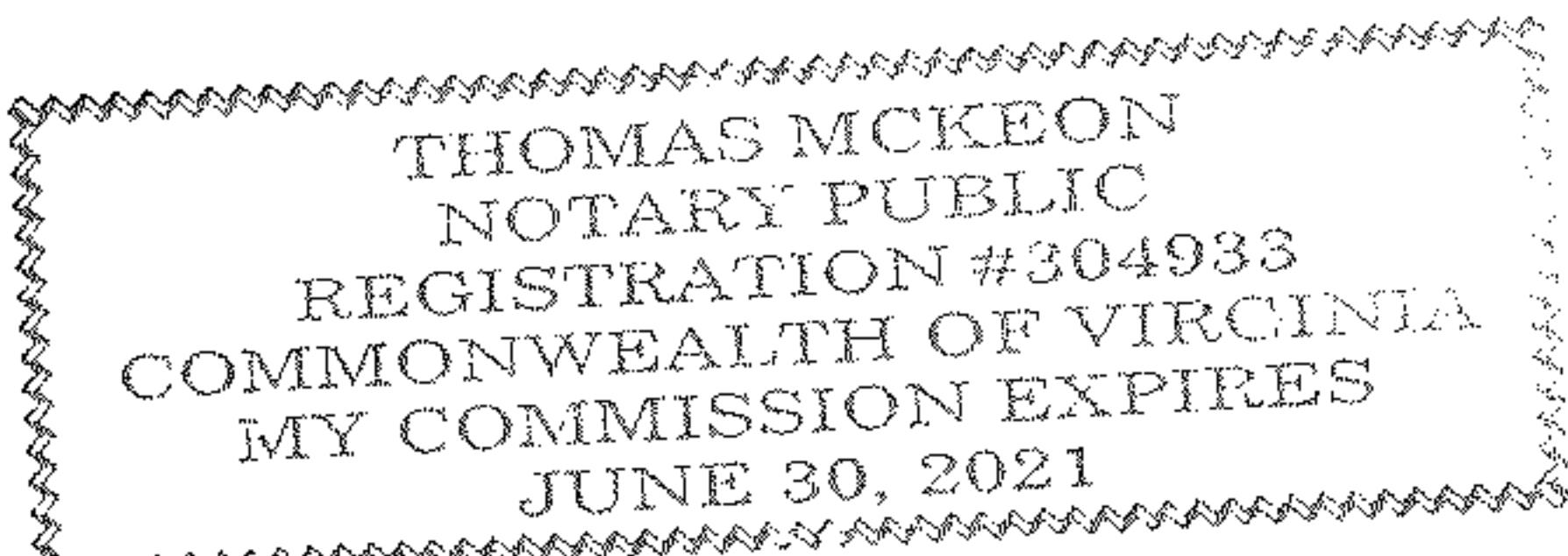

THOMAS MICHAEL BURNUM

CHRISTINA BURNUM

STATE OF VA
COUNTY OF Locality

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS MICHAEL BURNUM and CHRISTINA BURNUM 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 10 day of September, 2020.


Notary Public
Print Name: Thomas M. Keon
Commission Expires: 06/30/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2020 02:52:38 PM
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