

Send tax notice to:
ROBERT JUDSON SMITH
208 HIGHLAND LAKES 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
Shelby COUNTY

2020925T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DANNY MCGEE, A SINGLE INDIVIDUAL** whose mailing address is: **1058 HIGHLAND LAKES PARK, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **ROBERT JUDSON SMITH AND WIFE SUSAN CAROL SMITH** whose property address is: **208 HIGHLAND LAKES 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 152, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37 A, B, C, D, E, F, and G, in the Probate Office of Shelby County, Alabama.

Together with the 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 in Instrument #1994-07111, 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, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and setback lines, as shown on the recorded Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, page 37 A, B, C, D, E, F and 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 Book 81, page 417.
4. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112.
5. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, amended in Instrument #1996-17543 and Instrument #1999-31095, and Articles recorded in Instrument #9402/3947 in said Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company recorded in Book 133, page 210 and Real Volume 31, page 355.
7. Easement recorded in Instrument #2000-10737 and Resolution thereof recorded in Instrument #2000-15019.
8. Cable Agreement recorded in Instrument #1997-33476.
9. Restrictions and conditions as recorded in Map Book 25, page 85 and Map Book 27, page 108. Grant of constriction of railroads recorded in Deed Book 334, page 587.
10. Easement to South Central Bell recorded in Deed Book 2327, page 454; Deed Book 339, page 403 and Deed Book 326, page 580.
11. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Instrument #1993-15705.
12. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15705.
13. Riparian and other rights created by the fact the property lies adjacent to Highland Lake.
14. Right of way to Shelby County recorded in Book 196, page 246. Agreement with Alabama Power Company recorded in Instrument #1994-1186.

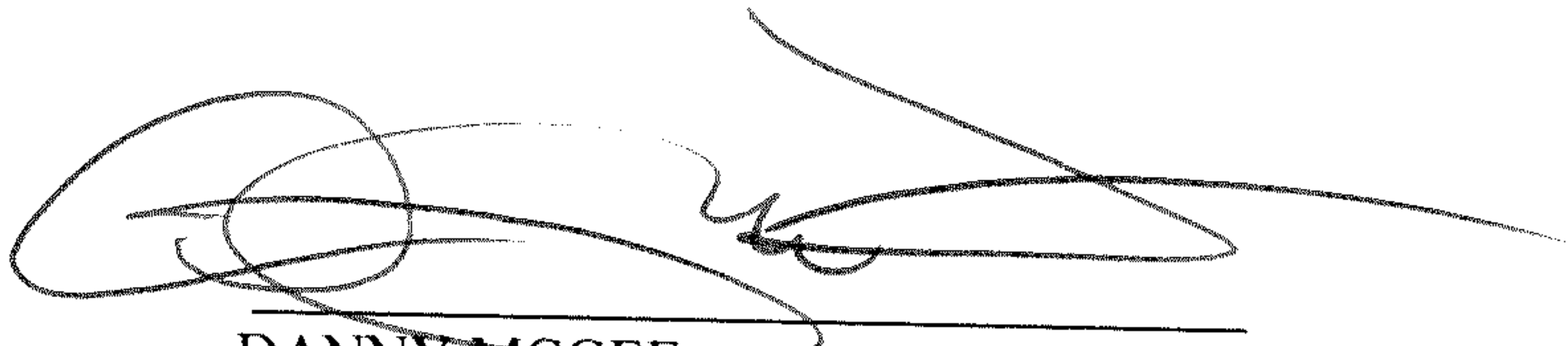
- 15. Release of damages recorded in Instrument #1996-03295.
- 16. Covenants, Conditions and Restrictions as recorded in Instrument #20001201000413171.
- 17. Restrictive Covenants and Grant of Land easement for underground facilities to Alabama Power Company recorded in Instrument #20040910000506330.

\$0.00 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.

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

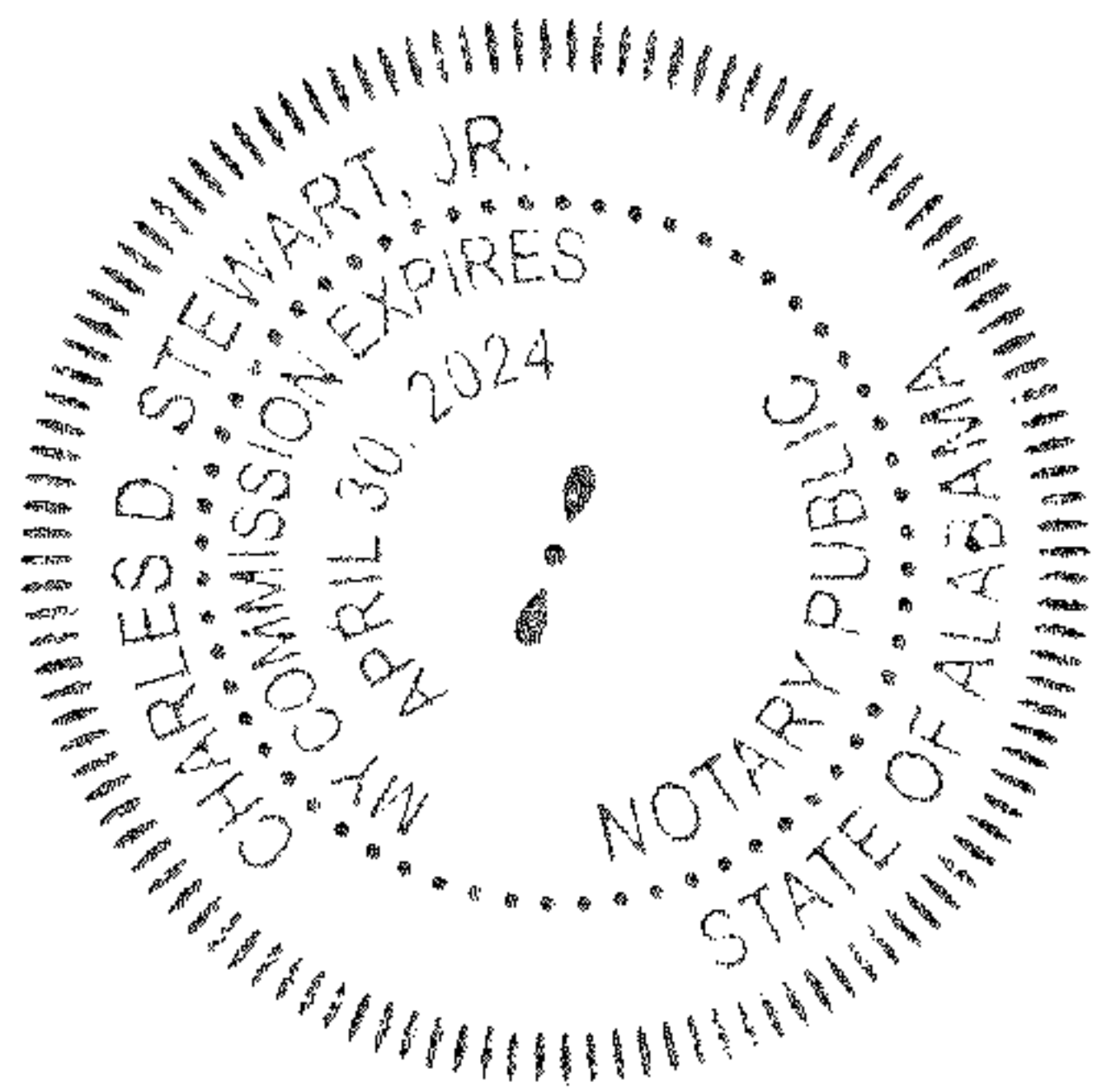
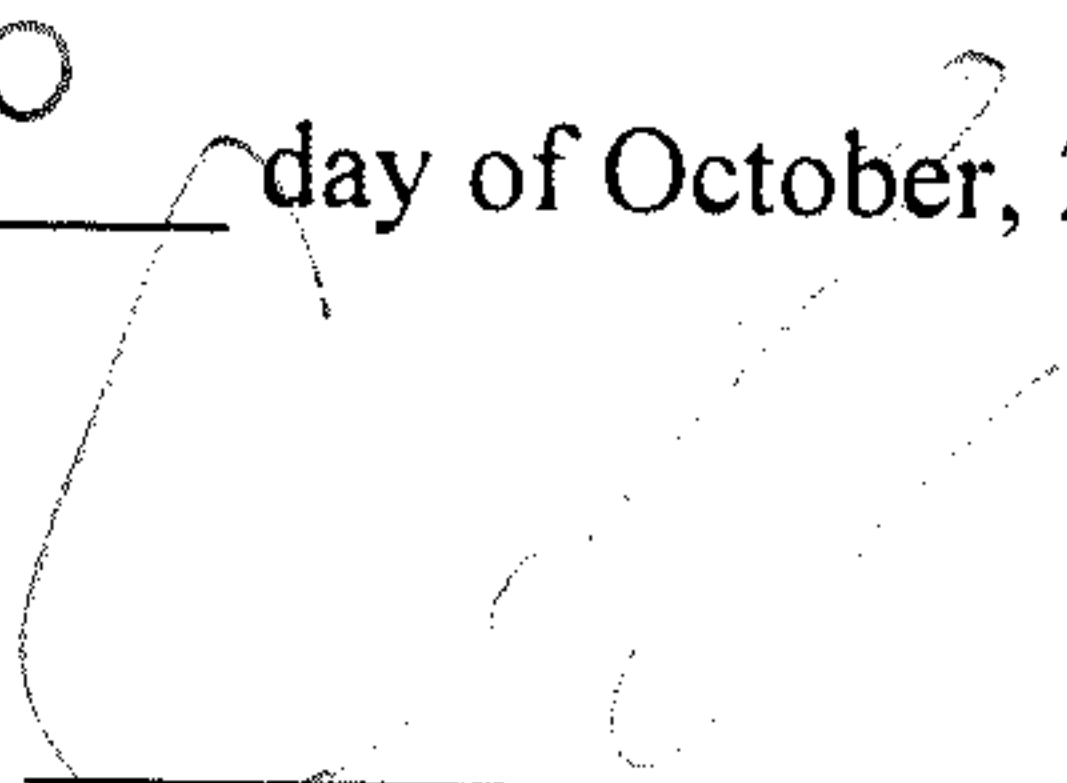


DANNY MCGEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANNY MCGEE 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 30 day of October, 2020.

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2020 08:22:28 AM
\$375.00 CHARITY
20201113000518750

Ally S. Boyd