

Send tax notice to:
RYAN LEE CORCORAN
1047 WILLIAMS TRACE
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

20201013

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ninety-One Thousand Five Hundred and 00/100 Dollars (\$591,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHEILA D MOORE, A MARRIED WOMAN** whose mailing address is: 1329 Sunnyslope Ct. Auburn, AL 36832-6832 (hereinafter referred to as "Grantors") by **RYAN LEE CORCORAN and STEPHANIE LYNN CORCORAN** whose property address is: **1047 WILLIAMS TRACE, 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 2509, according to the Survey of Brook Highland, 25th Sector, an Eddleman Community, as recorded in Map Book 28, Page 136, in the Probate Office of Shelby County, Alabama.

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. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Brook Highland, 25th Sector, an Eddleman Community, as recorded in Map Book 28, page 136, in the Probate Office of Shelby County, Alabama.
3. 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 being set out in instrument recorded in Real 194 page 54 in Probate Office.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194 page 254 with Amendment in Inst. #2001-1342 and corrected and restated in Inst. #2001-4260 in Probate Office, along with Articles of Incorporation as recorded in Real 194 page 281 and By-Laws recorded in Real 194 page 287-A in Probate Office. Along with Supplemental Protective Covenants as set out in Inst. #2000-933 and Map Book 28 page 136 in Probate Office.
5. A Deed and Bill of Sale from AmSouth as Ancillary Trustee to the Water Works and Sewer Board of the City of Birmingham conveying the sanitary sewer trunkline, pipelines, force mains, gravity flow mains, etc., located under the surface of subject land, as shown by instrument recorded in Real 194 page 40 and by instrument to be recorded, along with an easement for Sanitary Sewer Lines and Water Lines as set out in Real 194 page 1 and 20 in Probate Office.
6. Drainage Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates as set out in Real 125 page 238 dated April 14, 1987 in Probate Office.
7. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125 page 249 and Real 199 page 18 in Probate Office
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 32 page 48, Deed Book 121 page 294, Deed Book 178 page 529 and Deed Book 111 page 625 in Probate Office.
9. Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181 page 995 in Probate Office.
10. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 28 page 136 in Probate Office.
11. Easement to Alabama Power Company as shown by instrument recorded in Real 207 page 380 and Real 220 pages 521 and 532 in Probate Office.

- 12. Agreement concerning Electric Service to NCNB/Brook Highlands and Alabama Power Company recorded in Real 306 page 119 in Probate Office.
- 13. Subdivision restrictions as shown on recorded plat in Map Book 28 page 136, including construction of single family residences only.
- 14. Restrictions, covenants and conditions as set out and contained within deeds conveyed to other parties as set out in Real 308 page 1, Real 220 page 339, and as Inst. 1992-14567, in the Probate Office.
- 15. Restrictive Covenant & Agreement as set out in the Deed from NCNB National Bank of North Carolina to Brook Highland Limited Partnership dated 10/12/1993 and recorded as Inst. #1993/32511 in the Probate Office.
- 16. Easement for sanitary sewer line and water lines as shown by instrument to be recorded; along with a deed and bill of sale by instrument to be recorded in Probate Office.
- 17. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307 page 950 and Supplement in Inst. #1998-40199 in Probate Office.
- 18. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Inst. No. 20021122000583630 in the Probate Office.

This property is not the homestead of the grantors spouse

\$473,200.00 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 November, 2020.

Sheila D. Moore

 SHEILA D MOORE

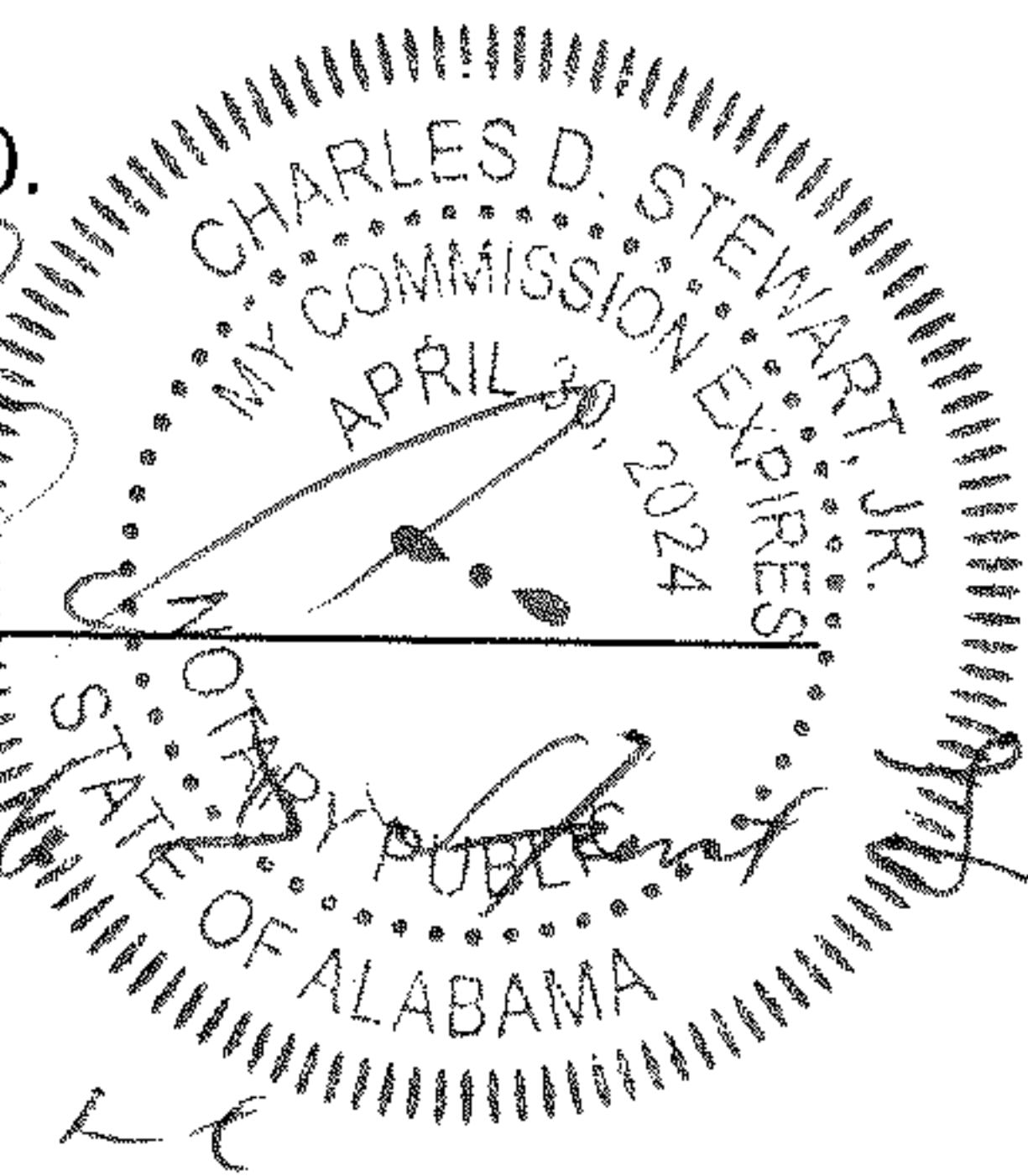
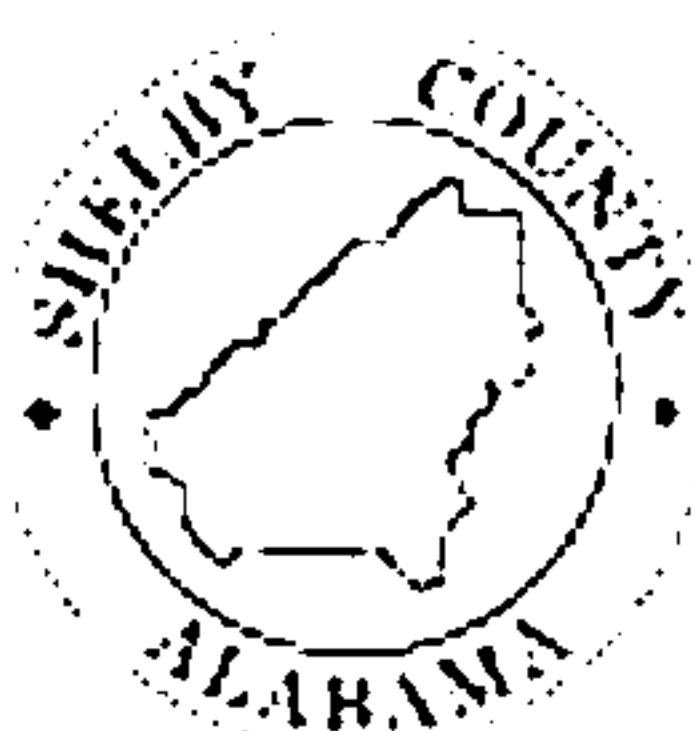
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHEILA D MOORE 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 November, 2020.

Charles D. Stewart Jr.

 Notary Public
 Print Name: *Charles D. Stewart Jr.*
 Commission Expires: *April 30, 2024*

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2020 02:02:33 PM
 \$143.50 CHARITY
 20201202000550860

Allie S. Bayl