

Send tax notice to:
MARK DAVIS
2940 BROOK HIGHLAND 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

20201026

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **NOEL D GARTMAN and AMY J GARTMAN, HUSBAND AND WIFE**

whose mailing address is: **1008 Royal Mile, Birmingham, AL 35242** (hereinafter referred to as "Grantors") by **MARK JON DAVIS and CHRISTINE DAVIS** whose property address is: **2940 BROOK HIGHLAND 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1005, according to the Survey of Brook Highland,, an Eddleman Community, 10th Sector, 1st Phase, as recorded in Map Book 17, Page 108 in the Probate Office of Shelby County, Alabama; being situated in 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. 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 Book 32 at page 48, Book 121 at page 294 and Inst. No. 1994-20379, in the Probate Office of Shelby County, Alabama
3. Building and setback lines of 35 feet as recorded in Map Book 17, Page 108, in the Probate Office of Shelby County, Alabama.
4. Public utility easements as shown by recorded plat.
5. Declaration of Protective Covenants for the "Watershed Property" as recorded in Real 194, Page 54.
6. Easement for sanitary sewer lines and water lines as recorded in Instrument No. 1992/31643; Instrument No. 1993-29505, along with a Deed and Bill of Sale recorded in Instrument No. 1993-29504.
7. A Non-Exclusive easement and agreement in favor of the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194 at page 20 and Real 194 at page 43.
8. Easement and agreement in favor of the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194 at page 1 and Real 194 at page 40.
9. Drainage agreement recorded in Real 125 at page 238.
10. Reciprocal easement agreement in Real 125 at page 249 and Real 199 at page 18.
11. Subdivision restrictions shown on recorded plat in Map Book 17, page 108, provided for construction of single family residence only.
12. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland as set forth in the document recorded in Real 194 at page 254, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc. as recorded in Real 194, Page 287 along with Supplemental Protective Covenants being amended in Real 263, Page 604 and Supplemental Protective Covenants of Brook Highland, 10th Sector, as recorded in Instrument No. 1993-31073, in the Probate Office of Shelby County, Alabama.
13. Release of damages as recorded in Instrument No. 1993-35869 and 1993-34985, as recorded in the Probate Office of Shelby County, Alabama.

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14. Restrictive Covenants with regard to underground transmission installation by Alabama Power Company in Real 181 at page 995.
15. Covenants 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 instruments recorded in Map Book 17, Page 108 in Probate Office.
16. Easement to Alabama Power Company recorded in Book 207, Page 380 and Book 220, Pages 521 and 532
17. Agreement to NCNB/Brook Highlands and Alabama Power Company recorded in Book 306, Page 119
18. Restrictions recorded in Instrument No. 1993/30841, Book 308, Page 1, Book 220, Page 339 and Instrument No. 1992/14567

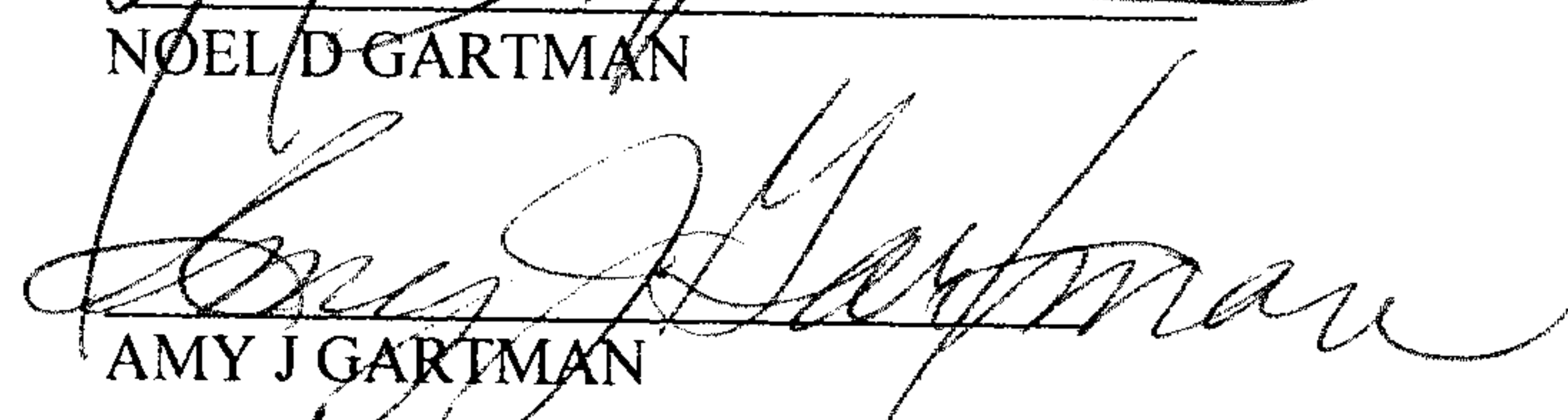
\$400,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

3rd IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of December, 2020.

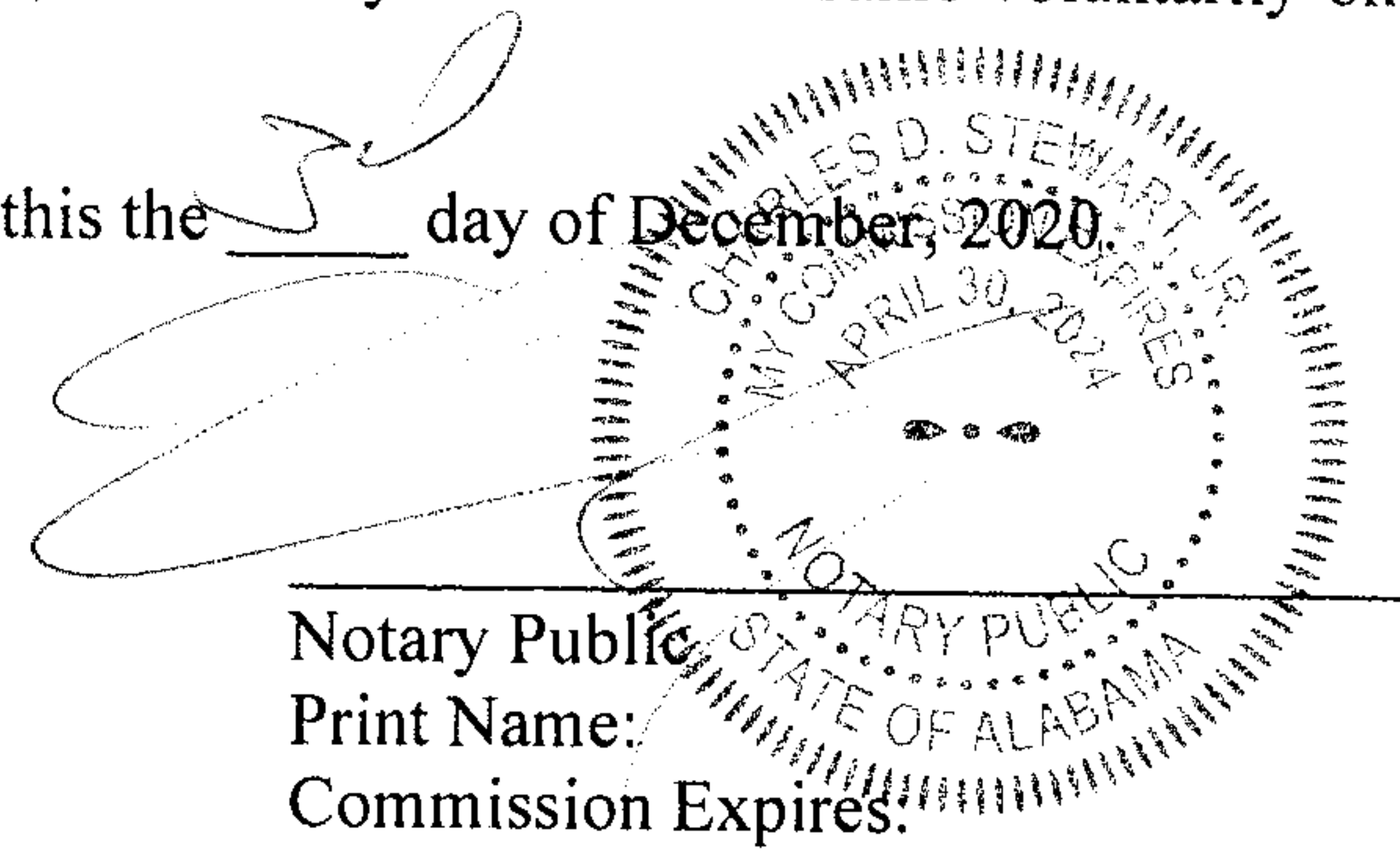

NOEL D GARTMAN

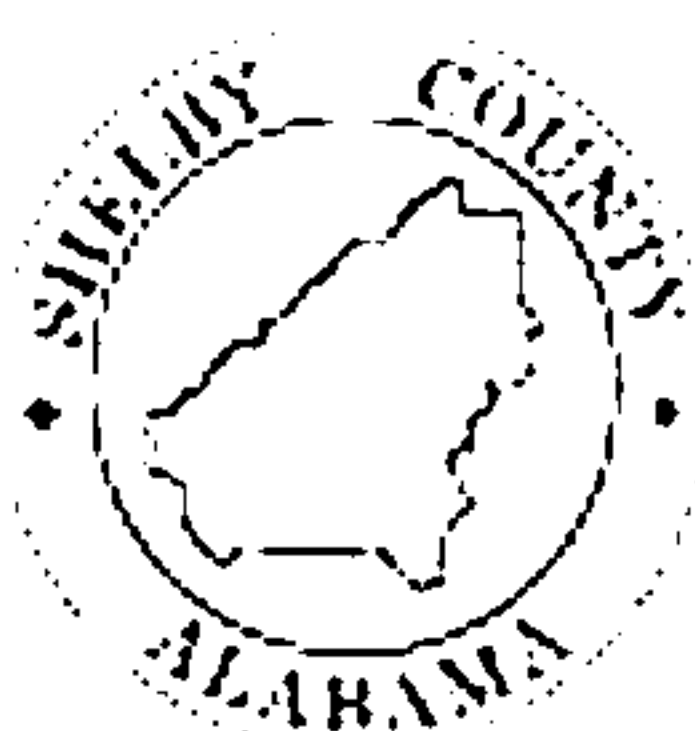

AMY J GARTMAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NOEL D GARTMAN and AMY J GARTMAN 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 3rd day of December, 2020.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2020 03:21:19 PM
\$125.00 CHARITY
20201208000561620

Allen S. Bayl