

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, We, **STEVEN TAYLOR and wife, SHAUNNA TAYLOR**, the undersigned Grantors, do grant, bargain, sell and convey our interest to **STEVEN GRAY TAYLOR and SHAUNNA LYNN TAYLOR**, as Trustees of the Taylor Living Trust dated December 23, 2020, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 302, according to the Amended Map of Highland Lakes, 3rd Sector, Phase 1, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, as Residential Subdivision, recorded as Instrument #1994-07111, in Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544, 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 2020 and subsequent years.
2. Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Restrictions, requirements, public utility easements, and building setback lines as shown on Amended Map of Highland lakes, 3rd Sector, Phase I, and Eddleman Community, as recorded in Map Book 21, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.
5. 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 in #1994-7111, and amended in Instrument #1996-17543, in said Probate Office.
6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Third Sector, Phase One, as recorded in Instrument #1996-17544.
 7. Rights-of-way to Shelby County recorded in Deed Book 95, Page 503.
 8. Lake Easement Agreement executed by Highland Lake Properties, Ltd., and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of lake property described within Instrument #1993-15705.
 9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
 10. Rights-of-way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument #1997-33476.
 11. Cable Agreement as recorded in Instrument #1997-33476
 12. Agreement with Alabama Power Company as to underground cables as recorded in Instrument #1997-19422.
 13. Covenants, Conditions, Restrictions, modifications, rights, privileges, immunities, Release of damages, and limitation as applicable, as set out in, and as referenced in deed recorded in Instrument #1999-467496.

Source of Title: 20200527000210190

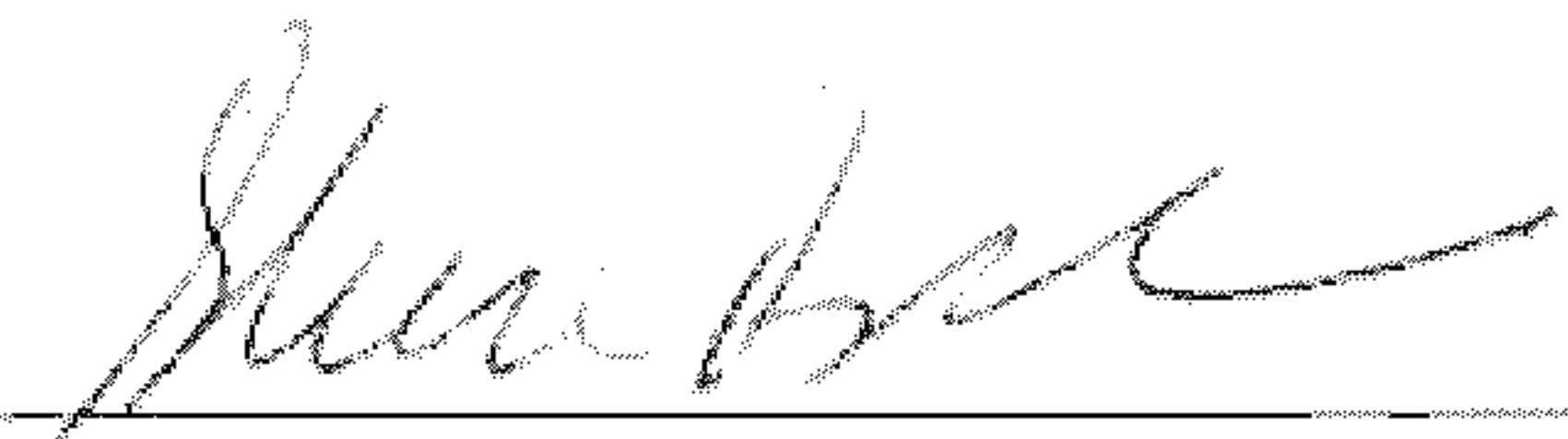
This conveyance is subject to that certain mortgage between Grantors and Fairway Independent Mortgage Corporation, dated May 21, 2020, and recorded on May 27, 2020, as Instrument #20200527000210200, in the Probate Office of Shelby County, Alabama.

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

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

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, We have hereunto set our hands and seals, this 23rd day of December, 2020.




STEVEN TAYLOR (SEAL)

STATE OF ALABAMA
COUNTY OF JACKSON

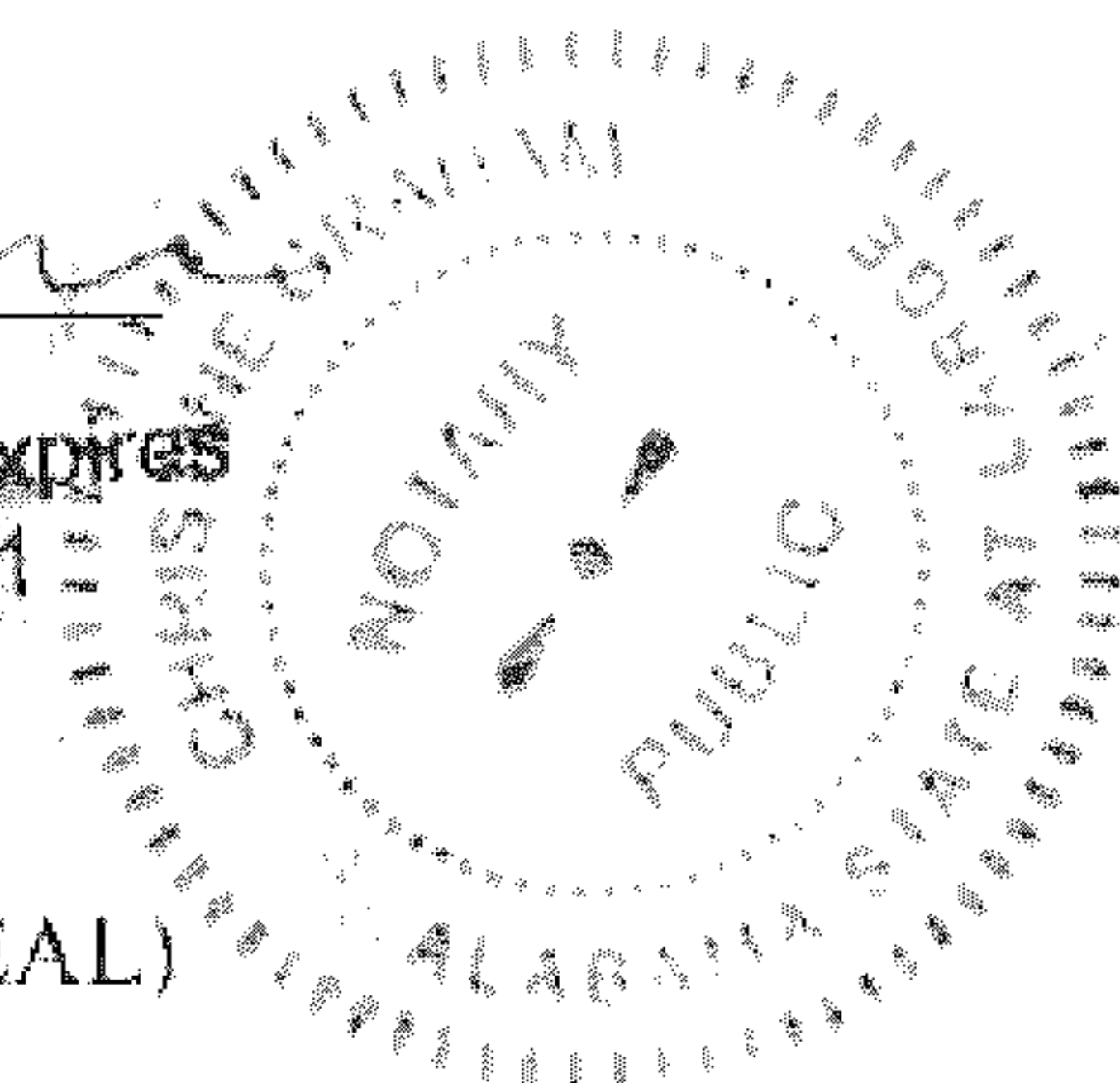
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **STEVEN TAYLOR**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 23rd day of December, 2020.



Notary Public

My Commission Expires
March 8, 2021



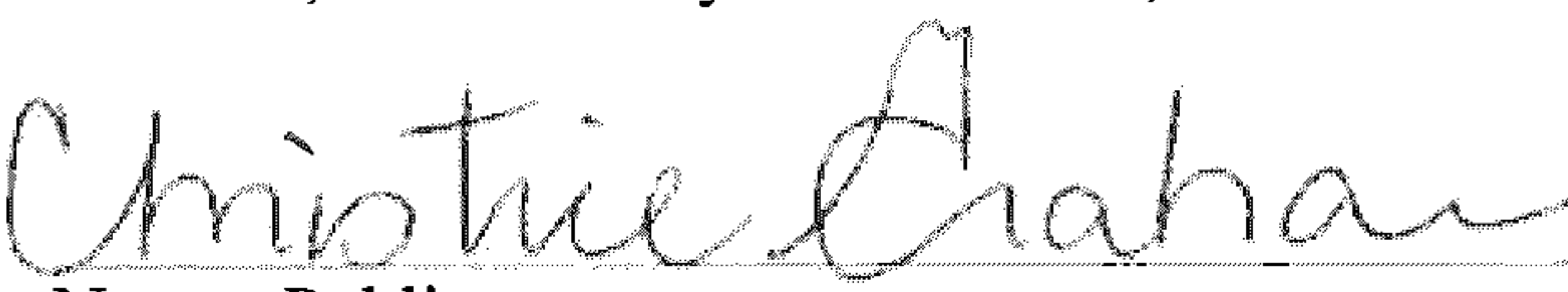


SHAUNNA TAYLOR (SEAL)

STATE OF ALABAMA
COUNTY OF JACKSON

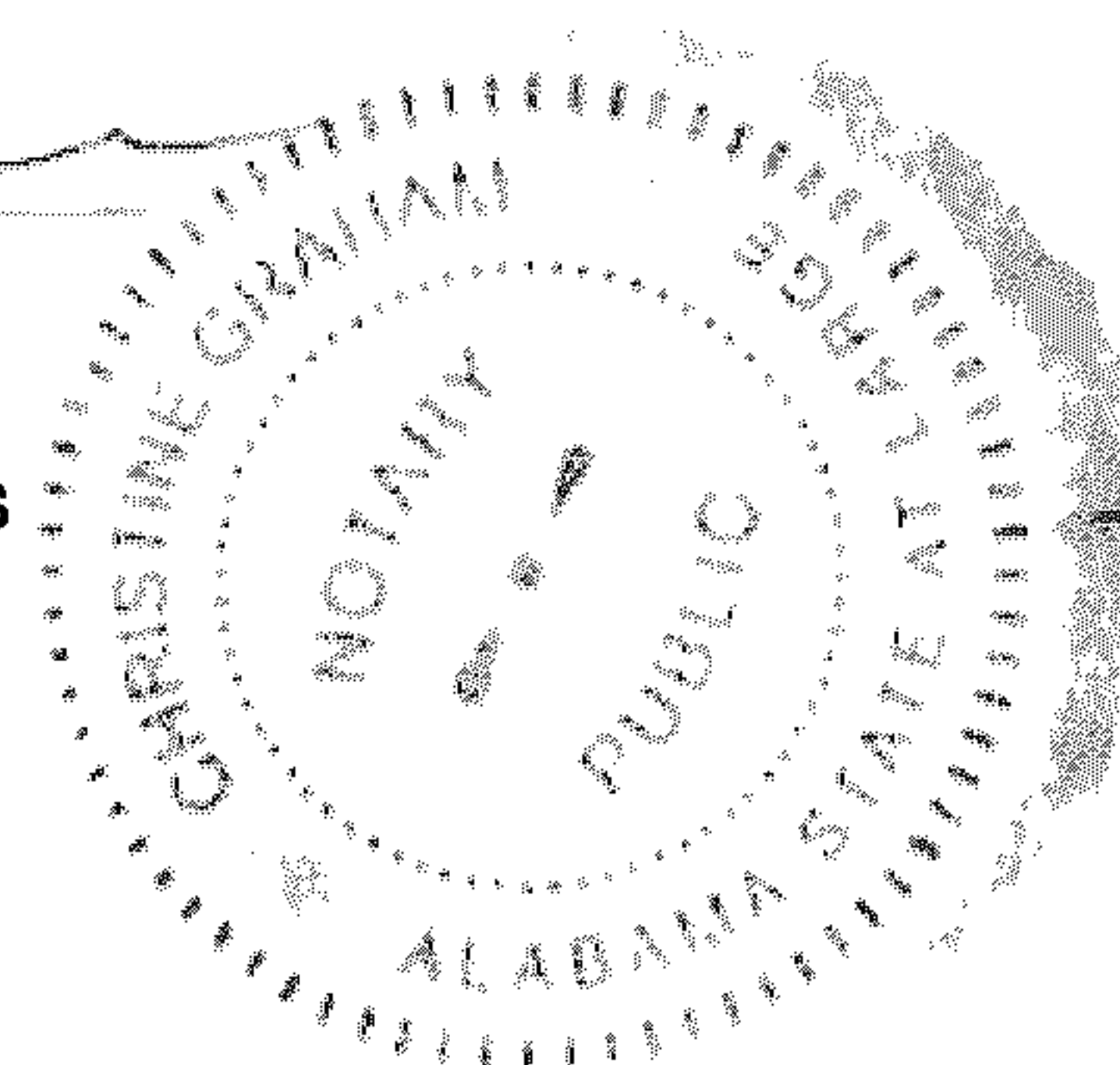
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SHAUNNA TAYLOR**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of December, 2020.



Notary Public

My Commission Expires
March 8, 2021



This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (202) 663-9464

Real Estate Sales Validation Form

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

Grantor's Name Steve and Shaunna Taylor
 Mailing Address 1394 HIGHLAND LAKES TRL
BIRMINGHAM AL 35242

Grantee's Name Steven Gray Taylor & Shaunna Lynn Taylor,
 Mailing Address Trustees of the Taylor Living Trust
1394 HIGHLAND LAKES TRL
BIRMINGHAM AL 35242

Property Address 1394 HIGHLAND LAKES TRL
BIRMINGHAM AL 35242

Date of Sale 12/23/2020Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$388,300.00

PARCEL #: 09 2 04 0 003 021.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 02/08/2021 09:49:18 AM
 \$419.50 CHERRY
 20210208000064280

Alan S. Byrd

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 12/23/2020Print Melanie B. Holliman☐ Unattested

(verified by)

Sign

Melanie B. Holliman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1