

Send tax notice to:
DAVID M ADAMS, SR.
1072 REGENCY WAY
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

2021033

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARK ANTHONY BRIONES and ERIKA KIRKSEY BRIONES, husband and wife,** whose mailing address is: 4004 Laura Lane Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **DAVID M ADAMS, SR., OR ANY SUCCESSOR(S), AS TRUSTEE OF THE DAVID M ADAMS, SR. MANAGEMENT TRUST, DATED NOVEMBER 29, 2018,** whose property address is: **1072 REGENCY WAY, 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2915, according to the Survey of Highland Lakes 29th Sector, An Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C and D, in the Probate Office of 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 Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in Inst. No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Inst. No. 20051229000667930, in the Probate Office of Shelby County, Alabama (which 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Inst. No. 2003-66116; Inst. No. 2003-68352; Inst. No. 2003-72311; Inst. No. 1994-7111; Inst. No. 1996-17543; Inst. No. 1999-31095 and Inst. No. 9402-3947 and Inst. No. 2005-66793.
4. 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 Inst. No. 1993-15705.
5. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd, to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704.
6. Cable Agreement set out in Inst. No. 1997-19422.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

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 26th day of February, 2021.


MARK ANTHONY BRIONES

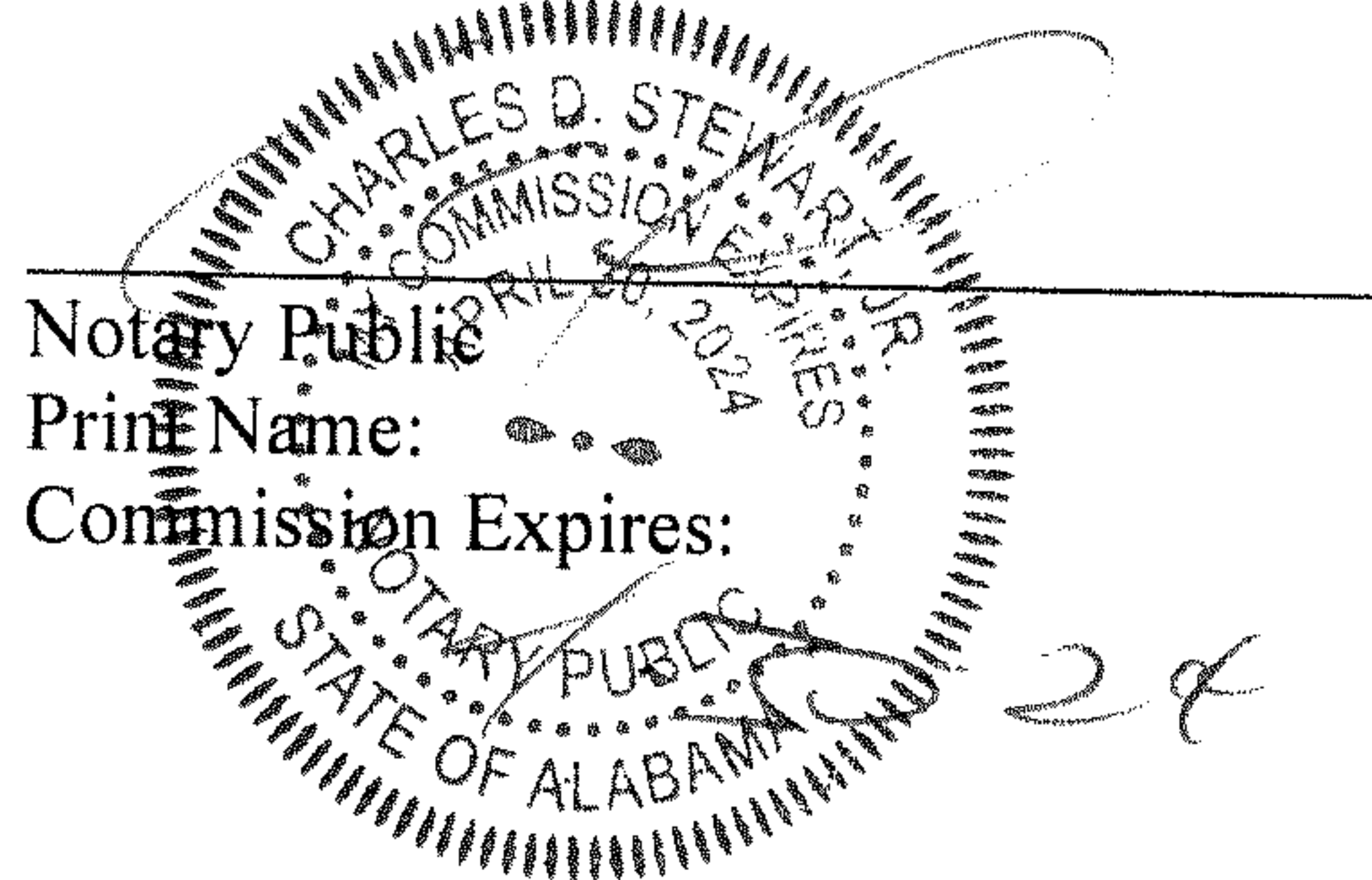

ERIKA KIRKSEY BRIONES

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK ANTHONY BRIONES and ERIKA KIRKSEY BRIONES 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 26th day of February, 2021.


Notary Public
Print Name:
Commission Expires: 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 01:53:33 PM
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