

Send tax notice to:  
JAMES J BOUTIN  
1000 WARRINGTON CIRCLE  
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

2021229

**WARRANTY DEED**

NOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-Eight Thousand and 00/100 Dollars (\$558,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES A JOHNSON, A SINGLE INDIVIDUAL** whose mailing address is: 1917 10th place, B'ham, AL 35214 (hereinafter referred to as "Grantors") by **JAMES J BOUTIN and JENNIFER S BOUTIN** whose property address is: **1000 WARRINGTON CIRCLE, 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 1618, according to the Survey of Brook Highland, 16th Sector, Phase II, an Eddleman Community, as recorded in Map Book 28, Page 16, 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. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records, including but not limited to those rights as recorded in Deed Book 32, Page 48, Deed Book 127, Page 140 and Deed Book 121, Page 294, in said Probate Office.
3. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Brook Highland, 16th Sector, Phase II, an Eddleman Community, as recorded in Map Book 28, Page 16, in the Probate Office of Shelby County, Alabama.
4. 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 said Probate Office.
5. A non-exclusive easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the city of Birmingham, dated July 11, 1988, and recorded in Real 194, Page 20 and Real 194, Page 43 in said Probate Office.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office, 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 in said Probate Office along with Supplemental Protective Covenants being amended in

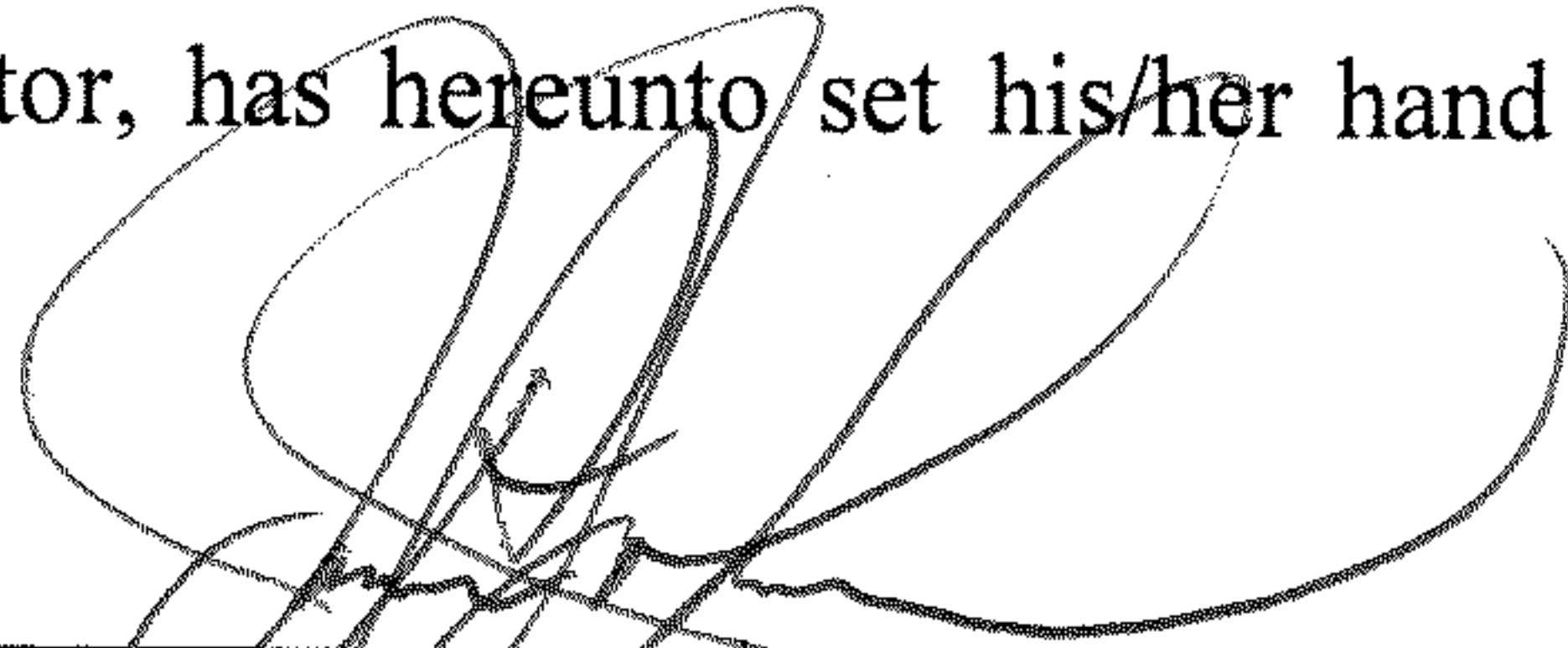
- Real 263, Page 604, in said Probate Office, Supplemental Protective Covenants of Brook Highland, as set out in Instrument #2000-00933 and in Map Book 28, Page 16, in said Probate Office.
7. A non-exclusive easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the city of Birmingham, dated July 11, 1988, and recorded in Real 194, Page 20 and Real 194, Page 43 in said Probate Office.
  8. Easement and agreements 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 The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, Page 1 and Real 194, Page 40 in said Probate Office.
  9. 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 instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office

\$368,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29<sup>th</sup> day of March, 2021.

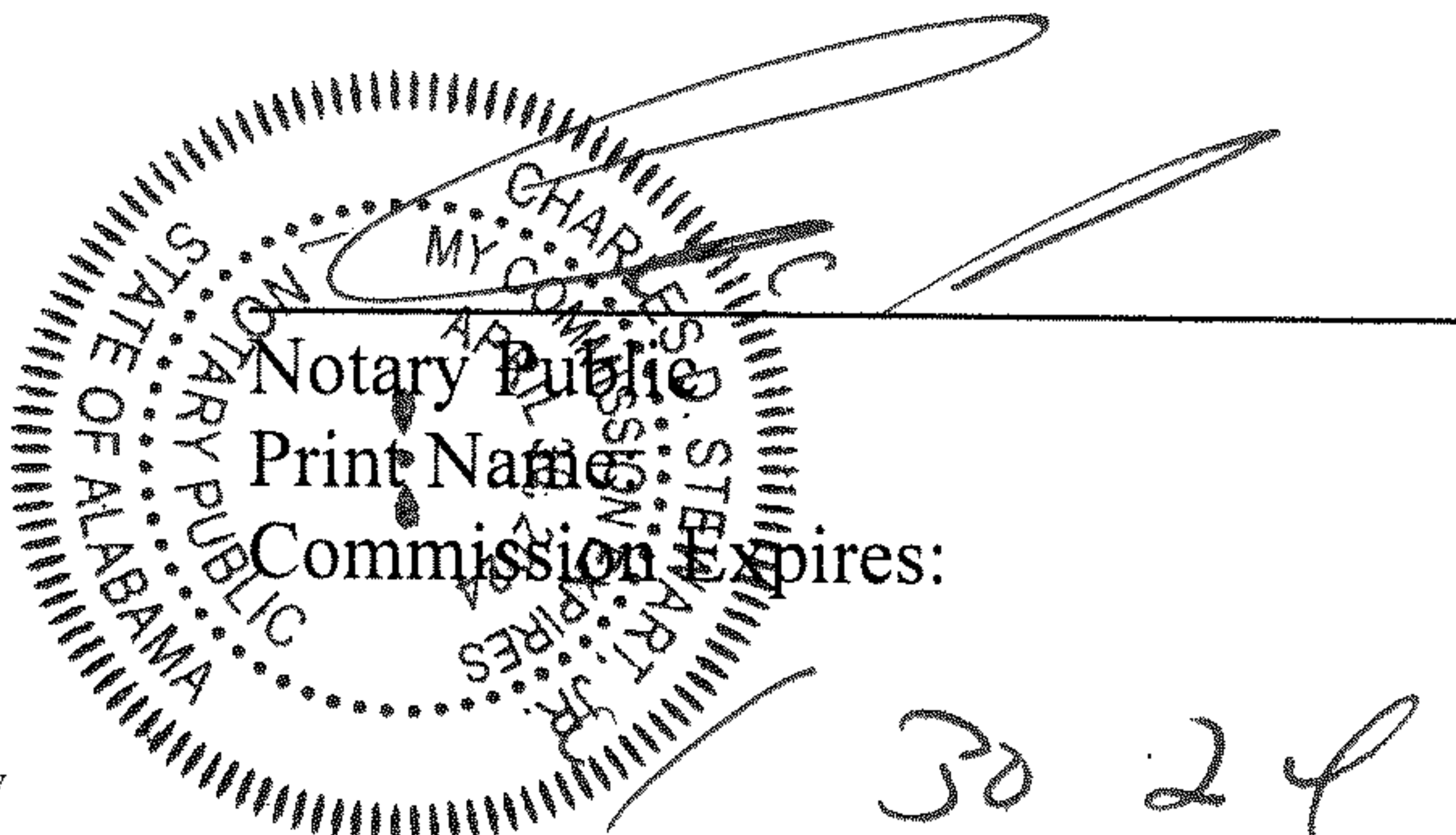


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JAMES A JOHNSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES A JOHNSON 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 29<sup>th</sup> day of March, 2021.



Notary Public  
Print Name  
Commission Expires:

30 24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2021 02:13:50 PM  
\$215.00 CHERRY  
20210331000159990

*Allen S. Boyd*