

Send tax notice to:
TIMOTHY R JONES, JR.
3805 KINROSS 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

2021323

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **THOMAS L BAUMANN and BRENDA K BAUMANN, husband and wife,** whose mailing address is: 740 Lake Front Dr, Talladega AL 35160 (hereinafter referred to as "Grantors") by **TIMOTHY R JONES, JR. and REBECCA JONES** whose property address is: **3805 KINROSS 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 332, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, pages 99 A & B, 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. Building line(s) as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Restrictions or Covenants recorded in Real 255, page 131, Real 298, page 936 and Real 298, page 896, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Deed Book 28, page 581; Deed Book 29, page 16; Deed Book 63, page 479; Real Volume 108, page 1; Volume 32, page 48 and Volume 121, page 294, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants for the "Watershed Property" which provides, among other things, for the Association to be formed to access 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 the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, page 254, in the Probate Office of Shelby, County, Alabama. Along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc., recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, page 287, in the Probate Office of Shelby County, Alabama.
8. 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 the Probate Office of Shelby County, Alabama.
9. Easement and 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 The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, page 1, Real 194, page 40, and Real 194, page 43 in the Probate Office of Shelby County, Alabama.
10. Drainage 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 recorded in Real 125, page 238 in the Probate Office of Shelby County, Alabama.
11. 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 the Probate Office of Shelby County, Alabama.

12. Right of Way granted to Alabama Power Company by instrument recorded in Volume 109, page 500, Volume 134, page 232 and Real 255, page 763 and conditions and restrictions set forth in instrument recorded in Real 181, page 955 in the Probate Office of Shelby County, Alabama.
13. Amendment to Declaration of Protective Covenants of Brook Highland, A Residential Subdivision, which provides for a special use restriction with respect to the Brook Highland Racquet Club Property, said Amendment being recorded in Book 263, page 604, in the Probate Office of Shelby, County, Alabama.
14. Easement to Water Works Board of the City of Birmingham, recorded in Real 252, page 210, in the Probate Office of Shelby County, Alabama.
15. Release of Damages as recorded in Real 297, page 379, in the Probate Office of Shelby, County, Alabama.
16. NOTE: Map Book 13, page 99 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."
17. Restrictions, conditions and limitations, recorded in Real Volume 194, page 54 and amended by Real Volume 255, page 131 and Real Volume 263, page 604, in the Probate Office of Shelby County, Alabama.
18. Permit to Alabama Power Company recorded in Real Volume 8, page 903; Real Volume 270, page 147 and Real Volume 298, page 936, in the Probate Office of Shelby County, Alabama.
19. Easements as to underground cables recorded in Real Volume 181, page 995, in the Probate Office of Shelby County, Alabama.
20. Emergency vehicle easement recorded in Real Volume 107, page 969. in the Probate Office of Shelby County, Alabama.
21. Agreement with Alabama Power Company recorded in Real Volume 306, page 119, in the Probate Office of Shelby County, Alabama.

\$340,000.00 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 29th day of April, 2021.


THOMAS L BAUMANN


BRENDA K BAUMANN



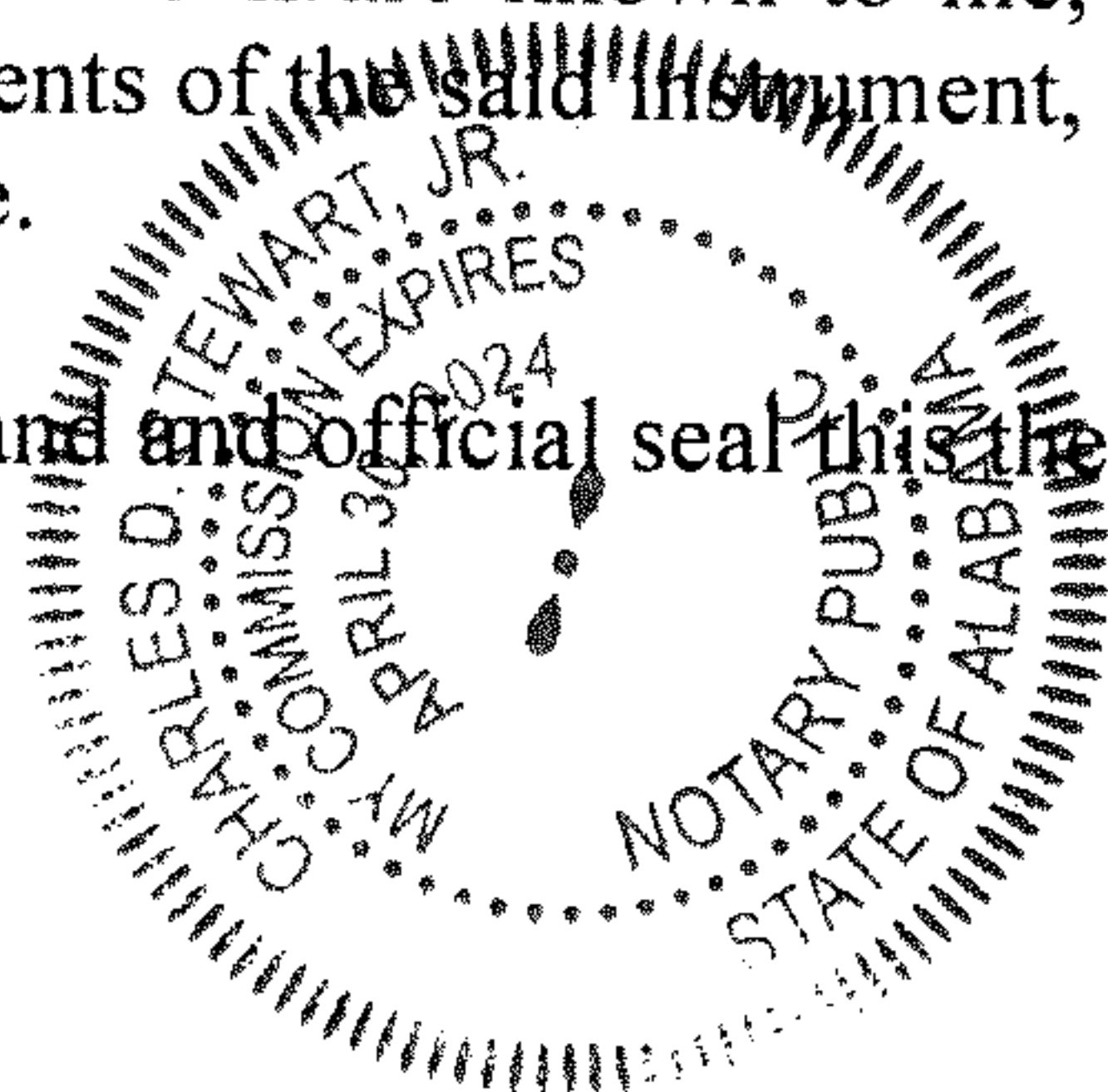
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2021 11:10:49 AM
\$175.00 CHERRY
20210430000215030


Oliver S. Byrd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS L BAUMANN and BRENDA K BAUMANN 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 29th day of April, 2021.




Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: 4/30/24