

Send tax notice to:  
MICHAEL E ECKENROD  
224 HIGHLAND VIEW 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

2021442

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GEORGE B JUNEMAN, A MARRIED MAN** whose mailing address is: 12103 RETREAT LANE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by **MICHAEL E ECKENROD and LISA L ECKENROD** whose mailing address is: **224 HIGHLAND VIEW 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 601, according to the Amended Map of Highland Lakes 6th Sector, an Eddleman Community, as recorded in Map Book 23, Page 153 A and B, 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 in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and 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, 5th Sector, recorded as Inst. No. 1998-12385 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 beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. 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.
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. 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 Inst. No. 1994-07111 and in Inst. No. 1995-1906, in said Probate Office of Shelby County, Alabama along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Inst. No. 9402/3947 in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sixth Sector, as recorded as Inst. No. 1998-12385 in said Probate Office.
6. Right-of-way granted to Alabama Power Company recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210; Real Volume 31, Page 355.
7. Right-of-way granted to Shelby County recorded in Book 196, Page 246.
8. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Inst. No. 1994-1185 in said Probate Office.

- 9. 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 Inst. No. 1993-15705.
- 10. 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

\$190,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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.

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

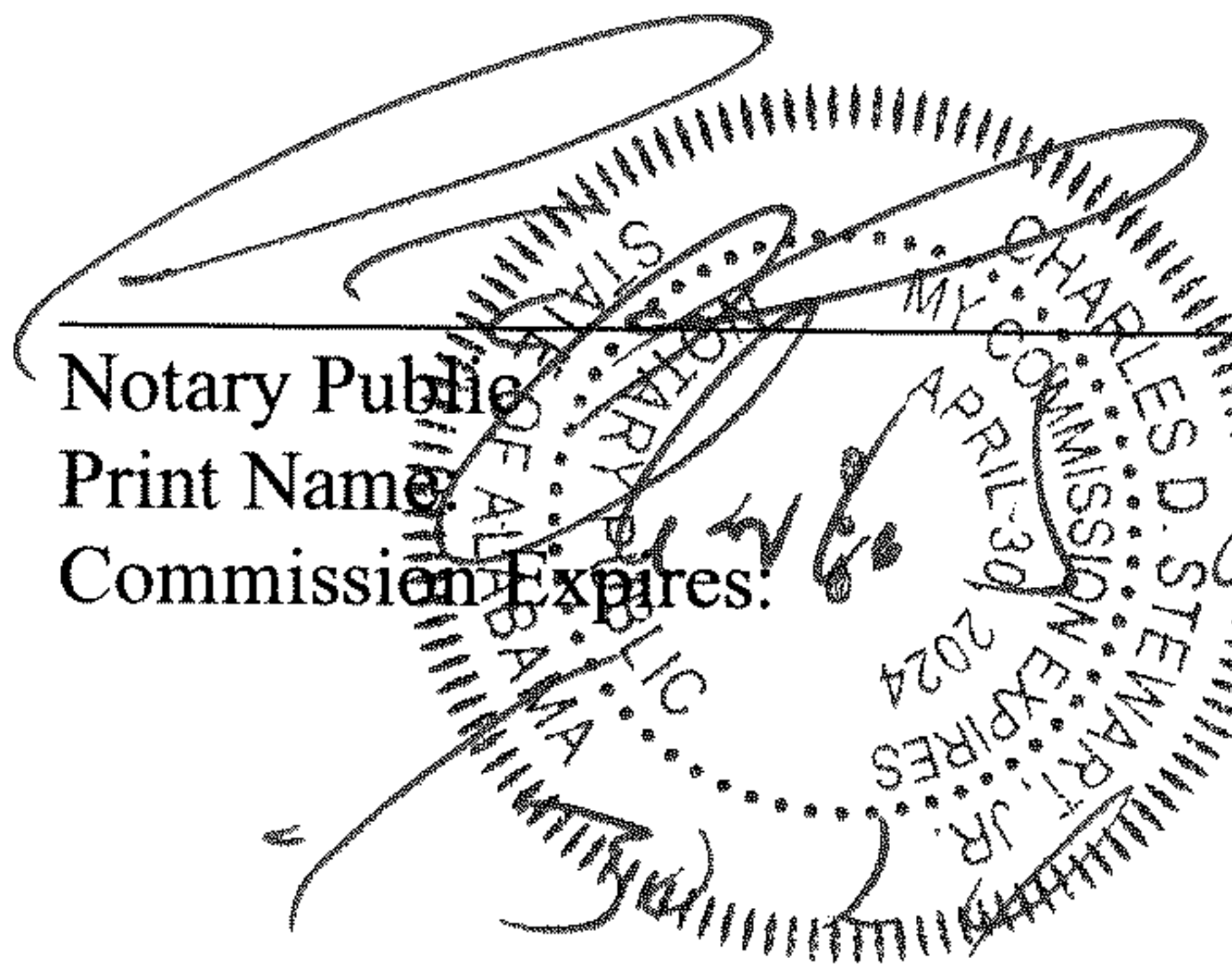
  
GEORGE B JUNEMAN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE B JUNEMAN 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 12<sup>th</sup> day of May, 2021.

  
Notary Public  
Print Name  
Commission Expires



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2021 12:12:46 PM  
\$30.00 CHERRY  
20210517000241850

