

Send tax notice to:

JOSHUA B CANNINGTON
213 LEDGE 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

2021398T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifteen Thousand and 00/100 Dollars (\$615,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES W GEROCK and DEBORAH DEAN GEROCK, HUSBAND AND WIFE**, whose mailing address is: 134 Rutland Cir, Hendersonville TN (hereinafter referred to as "Grantors") by **JOSHUA B CANNINGTON and MICHELLE L CANNINGTON** whose property address is: **213 LEDGE 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1817, according to the Survey of Highland Lakes, 18th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the 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 Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II as recorded in Instrument #20021125000589270, 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. Restrictions, public utility easements and setback lines, as shown on the recorded Map of Highland Lakes, 18th Sector, Phase II recorded in Map Book 30, page 105, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Volume 81, page 417.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase I and II, as recorded as Instrument #20021125000589270, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").
5. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded as Instrument #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
6. 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.

7. Cable Agreement set out in Instrument #1997-33476.
8. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Instrument #1993-15705.
9. Release of damages recorded in Instrument #1999-40620.
10. Covenants, Conditions and Restrictions as recorded in Instrument #20001201000413171.
11. Right of way granted to Birmingham Water and Sewer Board recorded in Instrument #1998-34387; Instrument #1995-34035 and Instrument #2001-49794.
12. Underground Easement to Alabama Power Company recorded in Instrument #1997-19422, in the Probate Office of Shelby County, Alabama.

\$522,750.00 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 25th day of May, 2021.

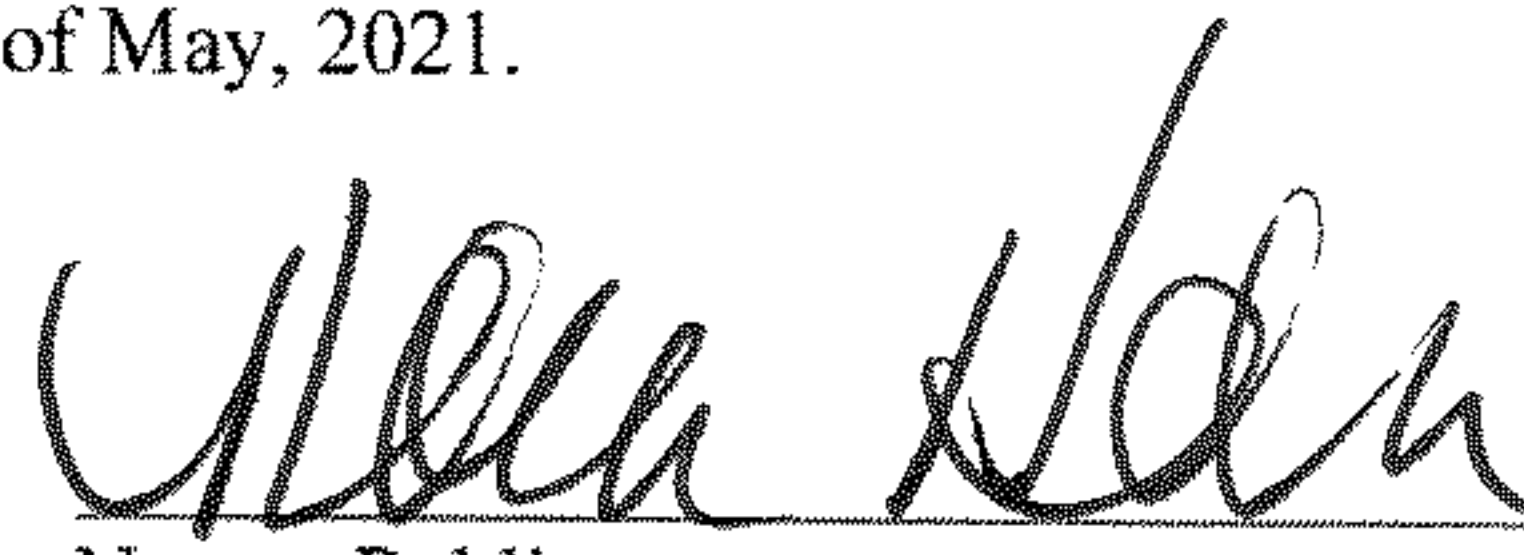

JAMES W GEROCK

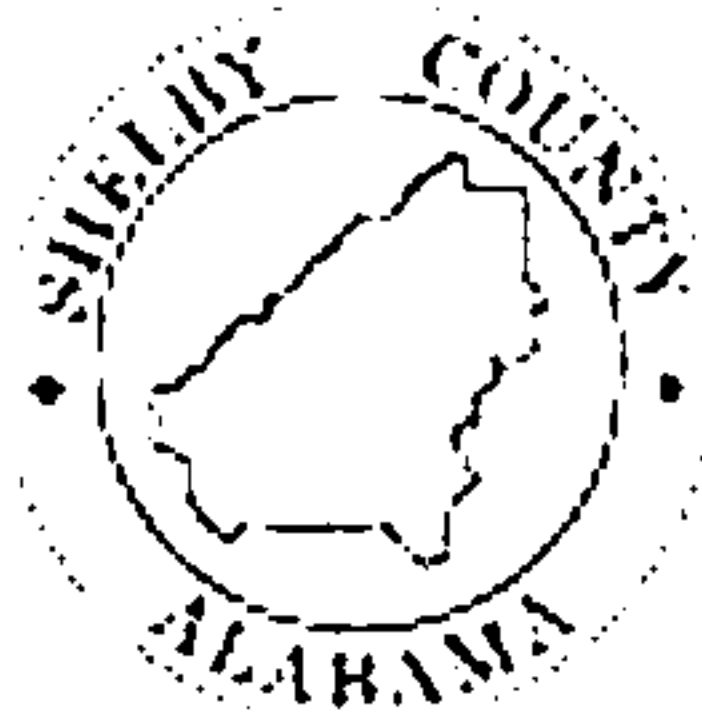

DEBORAH DEAN GEROCK

STATE OF TN
COUNTY OF Sumner

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES W GEROCK and DEBORAH DEAN GEROCK 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 25 day of May, 2021.


Notary Public
Print Name:
Commission Expires: 12.26.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 02:46:00 PM
\$117.50 MIST
20210601000266800

Allen S. Bayl

