

Send tax notice to:
ROBERT HAMMOND
2007 BLUESTONE 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

2021722T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twelve Thousand and 00/100 Dollars (\$612,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **VINCENT GERALD SOURBEER, JR. and DEIDRE SOURBEER, HUSBAND AND WIFE** whose mailing address is: 403 Water Oak Run Jacksons Gap AL 36861 (hereinafter referred to as "Grantors") by **ROBERT HAMMOND and AUDREY HAMMOND** whose property address is: **2007 BLUESTONE 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 1261, according to the Map of Highland Lakes, 12th Sector, Phase III, as Eddleman Community, as recorded in Map Book 33, page 46, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543; 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, 12th Sector, Phase III, recorded as Instrument #20040510000244590 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, 12th Sector, Phase III, as Eddleman Community, as recorded in Map Book 33, page 46, 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 Book 28, page 237.
4. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, Phase III, as recorded in Instrument #20040510000244590 in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, Alabama, recorded in Book 196, page 246.
6. Agreement with Alabama Power Company as to Covenants as recorded in Instrument #1999-1186.
7. Rights of Riparian Owners in and to the use of the lake, if any. Release of damages recorded in Instrument #1999-40619.
8. Right of way granted to Birmingham Water and Sewer Board as recorded in Instrument #1997-4027; Instrument #2000-12490 and Instrument #1996-25667.
9. Covenants, conditions and restrictions as recorded in recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543; Further amended in Instrument #1999-31095.

10. 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 recorded in Instrument #1993-15705.
11. Easement for ingress and egress recorded in Instrument #1993-15704. Easement recorded in Instrument #20010606000229201. Cable agreement recorded in Instrument #1997-33476.

\$489,600.00 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 September, 2021.


VINCENT GERALD SOURBEER, JR.


DEIDRE SOURBEER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VINCENT GERALD SOURBEER, JR. and DEIDRE SOURBEER 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 September, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2021 12:41:12 PM
\$147.50 BRITTANI
20211004000482600

