



THIS INSTRUMENT WAS PREPARED BY:
Frances P. Quarles, Esq.
Quarles Law Firm, LLC
300 Office Park Drive, Suite 100
Mountain Brook, Alabama 35223

SEND TAX NOTICE TO:
Patricia Anne Bicking
2045 Grove Park Way
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, the undersigned, CORTES JOE BICKING AND PATRICIA ANNE BICKING, TRUSTEES OF THE BICKING FAMILY TRUST, DATED JANUARY 7, 2015 (herein referred to as "Grantors"), grant, bargain, sell, and convey unto PATRICIA ANNE BICKING, a married woman (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

LOT 1146, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C & D, 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 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, 11TH SECTOR, RECORDED AS INSTRUMENT #2000-41316 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, 2021 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2022.
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 27, Page 84 A, B, C, & D of the Probate Records of Shelby County, Alabama.
3. Liens of taxes and assessments, both public and private, hereinafter falling due, which Grantee agrees to assume.
4. 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.

Shelby County, AL 12/13/2021
State of Alabama
Deed Tax: \$374.00

5. 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 instrument recorded as Instrument # 1994-07111, as amended in Inst. No. 1996-17543, Inst. # 1999-31095, in said Probate Office, along with 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. Title to all minerals with in and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237, in said Probate Office.
7. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) Front, rear and side setback: as per plot plan which must be approved by the ARC; or (b) As per recorded map
8. Cable agreement as set out in Instrument # 1997-33476.
9. Right(s) of Way(s) granted to the Birmingham Water & Sewer Board as set out in Inst. #19974027; Inst. # 1996-25667 and Inst. #2000-12490 in said Probate Office.
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 Instrument #1993-15705 in said Probate Office.
11. 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 in said Probate Office.
12. All other right-of-ways, easements and limitations, if any, of record.
13. Release of damages as set out in Inst. #1999-40619 in said Probate Office.
14. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 2000-41316.

BEING THE SAME REAL PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED MARCH 2, 2016, EXECUTED BY JOHN C. STEWART AND CHRISTINA G. STEWART, AND RECORDED AS INSTRUMENT NUMBER 20160303000068410 IN THE PROBATE OFFICE OF OF SHELBY COUNTY, ALABMA.

NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, AND THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

LEGAL DESCRIPTION PROVIDED BY GRANTORS.


TO HAVE AND TO HOLD unto the said GRANTEE, together with all and singular the tenements, heriditaments and appurtances thereunto belonging or in anywise appertaining and unto its successor and assigns forever.

And we, the Grantors, do for ourselves and for our successors and assigns covenant with the Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the Grantee, her successors and assigns forever, against the lawful claims of all persons.




IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 1st day of December, 2021.

GRANTOR:


~~TRUSTEE~~ (SEAL)
CORTES JOE BICKING,
A TRUSTEE OF THE BICKING FAMILY
TRUST, DATED JANUARY 7, 2015

GRANTOR:

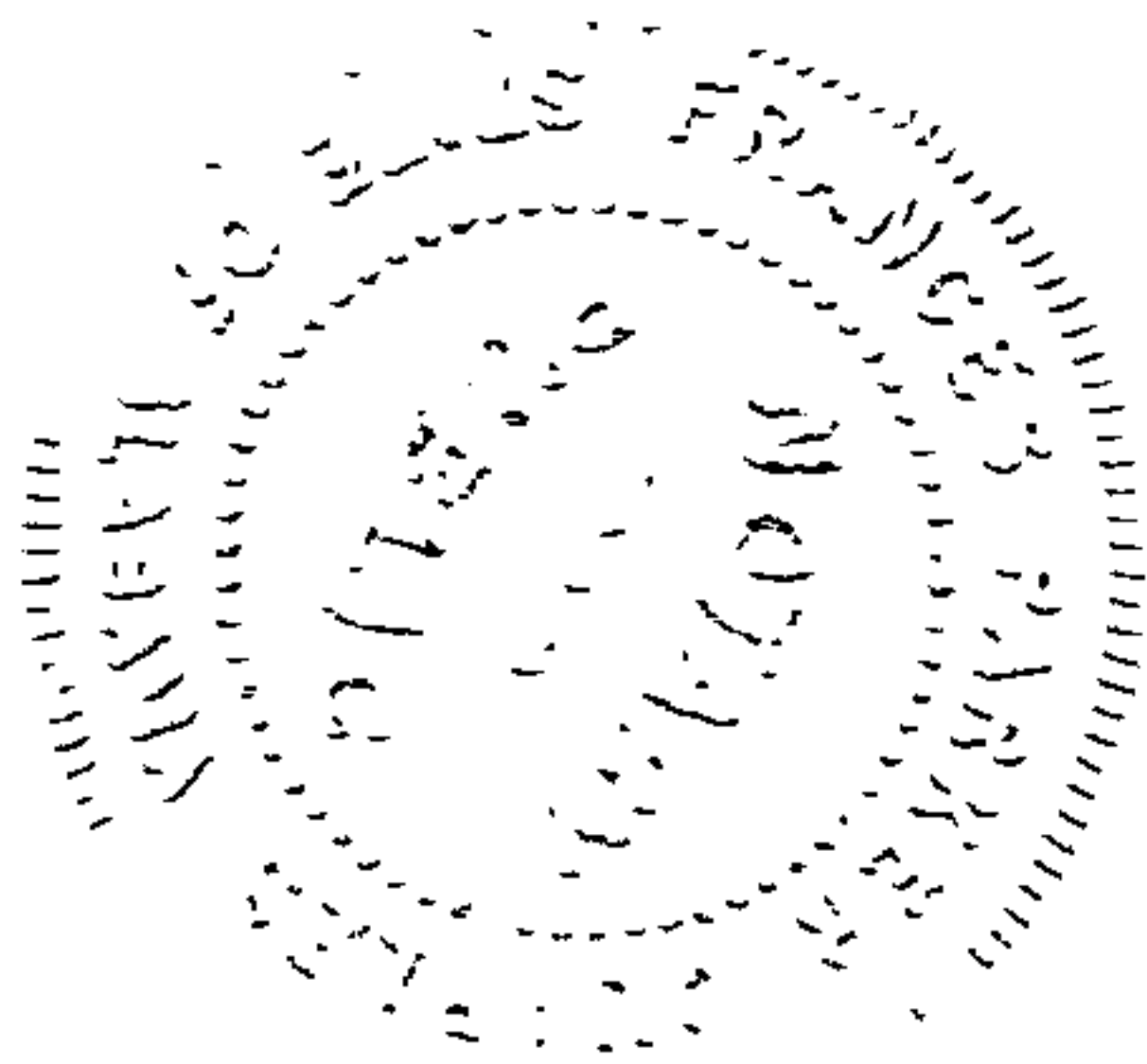

TRUSTEE (SEAL)
PATRICIA ANNE BICKING,
A TRUSTEE OF THE BICKING FAMILY
TRUST, DATED JANUARY 7, 2015

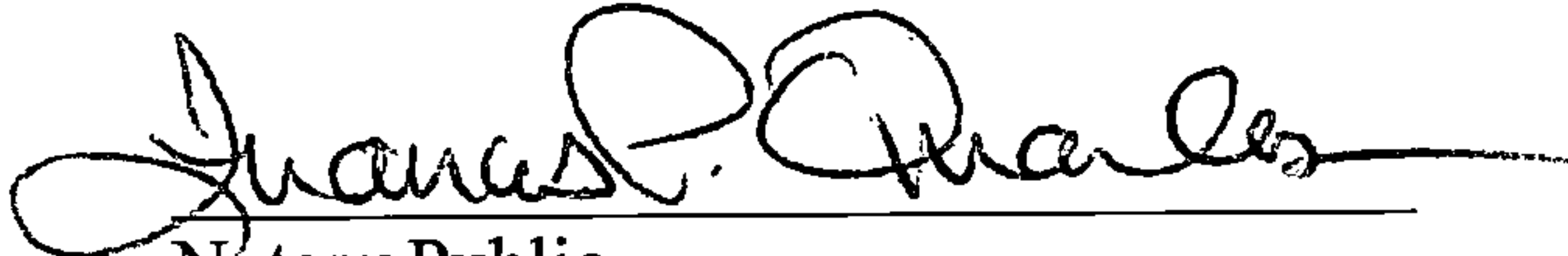
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CORTES JOE BICKING AND PATRICIA ANNE BICKING, TRUSTEES OF THE BICKING FAMILY TRUST, DATED JANUARY 7, 2015, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

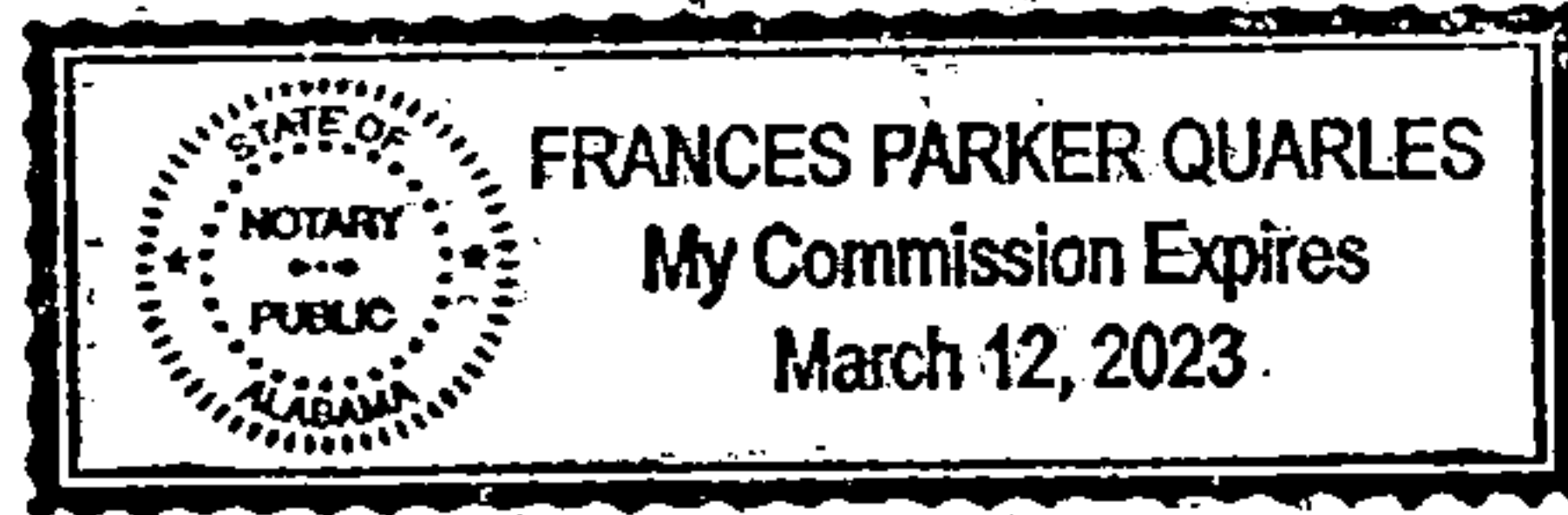
Given under my hand this 1st day of December, 2021.

{NOTARIAL SEAL}




Notary Public

My Commission Expires: March 12, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cortes Joe Bicking & Patricia /
Mailing Address Bicking, Trustees, Bicking Farr
2045 Grove Park Way
Birmingham, AL 35242

Grantee's Name Patricia Anne Bicking
Mailing Address 2045 Grove Park Way
Birmingham, AL 35242

Property Address 2045 Grove Park Way
Birmingham, AL 35242

Date of Sale December 1, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 373,600.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale Appraisal
 Sales Contract Other Tax Assessor's Office
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/01/2021

Print Patricia Anne Bicking

Unattested _____
(verified by)

Sign Patricia Anne Bicking
(Grantor/Grantee/Owner/Agent) circle one