

Send tax notice to:
PETER WREN
2004 SPRINGHILL COURT
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

2022143

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$839,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BONNIE P ROBERTS**, A SINGLE INDIVIDUAL whose mailing address is: 7036 Sunny Lane, Hoover, AL 35244 (hereinafter referred to as "Grantors") by **PETER WREN and KIMBERLY WREN** whose property address is: **2004 SPRINGHILL COURT, 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 3203, according to the Map of Highland Lakes, 32nd Sector, an Eddleman Community, as recorded In Map Book 35, Page 23, 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 as Instrument #1994-07111 and amended in Instrument No. 1996-17543, and further 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, 32nd Sector, recorded as Instrument #20050609000280550, 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. Easement(s), building line(a) and restriction(s) as shown on recorded map.
3. 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.
4. Restrictions appearing of record in Inst. No. 2007-13901; Inst. No.1994-7111; Inst. No. 1996-17543; Inst. No. 1999-31095 and Inst. No. 9402-3947.
5. Lake easement agreement as recorded In Inst. No.1993-15705.
6. Easement for Ingress and egress as recorded in Inst. No. 1993-15704.
7. 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 and Inst. No. 1994-1186.
8. Right-of-way granted to SHELBY County recorded In Book 196, Page 246.
9. Restrictive Covenants and Grant of Land Easement to Alabama Power Company recorded In Inst. No. 2005-383340.
10. Declaration of Covenants, Conditions and Restrictions recorded In Inst. No. 2005-280550; Inst. No. 2015-442920 and Inst. No. 2019-307850.

\$839,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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Bonnie P Roberts is the surviving grantee of deed recorded in Instrument No. 20080811000322520. The other grantee, James E Roberts, having died on or about the 4th day of September, 2021.

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 2 day of April, 2022.



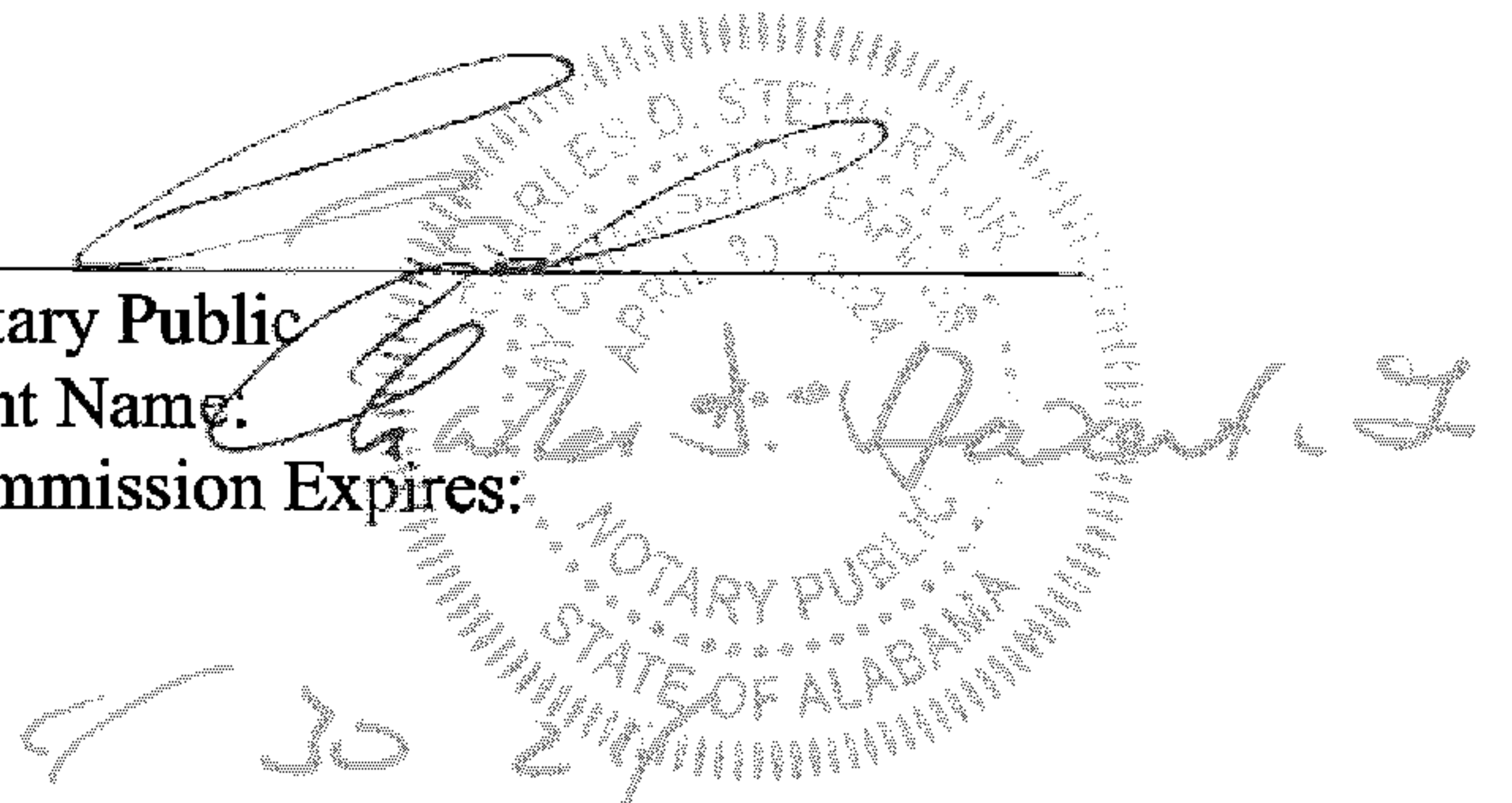
BONNIE P ROBERTS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE P ROBERTS 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 21st day of April, 2022.

Notary Public
Print Name: Charles J. Daxent, Jr.
Commission Expires: 4/30/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/26/2022 09:51:32 AM
\$865.00 JOANN
20220426000170110

Allie S. Boyd