

Send tax notice to:  
ROBERT CLARK, JR.  
105 SOUTHLEDGE  
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

2022178

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Forty-Five Thousand and 00/100 Dollars (\$845,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MARK D HUNTSMAN and BEVERLY J HUNTSMAN, HUSBAND AND WIFE** whose mailing address is: 8216 Fern Bluff Ave. Round Rock Tx 78681 (hereinafter referred to as "Grantors") by **ROBERT CLARK, JR. and MAMIE D CLARK** whose property address is: **105 SOUTHLEDGE, 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 1802, according to the Map of Highland Lakes, 18th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Together with non-exclusive 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 Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 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, recorded as Inst. No. 2000-15021 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(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Instrument No. 1999-49320, Instrument No. 1999-43196, and Instrument No. 1994-7111.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument No. 2000-378.
5. Right of way granted to Shelby Cable, Inc. recorded in Instrument No. 1997-33476.
6. Right of way granted to Birmingham Water and Sewer Board recorded in Instrument No. 1997-4027 and Instrument No. 1995-34035.
7. 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.
8. Lake Easement agreement executed by Highland Lakes Properties, Ltd., and Highland Lakes Development, Inc. providing for easements, use by others and maintenance of lake property described within Instrument No. 1993-15705.
9. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd., recorded in Instrument No. 1993-15704.
10. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations as recorded in Instrument No. 1997-4922.

\$500,000.00 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 27 day of April, 2022.

*[Handwritten Signature]*  
 MARK D HUNTSMAN  
*Beverly J Hunts*  
 By *[Handwritten Signature]* - Attorney in Fact  
 BEVERLY J HUNTSMAN  
 By Mark D Huntsman, Attorney in fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark D Huntsman, whose name as Agent and Attorney in Fact for Beverly J Huntsman, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Beverly J Huntsman on the day the same bears date.

Given under my hand and official seal this the 27 day of April, 2022 .

*[Handwritten Signature]*  
 Notary Public  
 Print Name: *Wanda D. Stewart, Jr.*  
 Commission Expires: *30 24*



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/02/2022 02:54:08 PM  
 \$370.00 JOANN  
 20220502000178610

*Allie S. Boyd*