

Send tax notice to:  
HOLLY ELIZABETH BOSTICK  
4080 EAGLE RIDGE 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

2022220

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$367,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID J DEARAUJO and LISA A DEARAUJO, HUSBAND AND WIFE** whose mailing address is: 200 Hawthorn St. Bham, AL 35242 (hereinafter referred to as "Grantors") by **HOLLY ELIZABETH BOSTICK** whose property address is: **4080 EAGLE RIDGE 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 52, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105 in the Probate Office of Shelby County, Alabama.**

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. Building lines, as shown by recorded Map.
3. Easements, as shown by recorded Map.
4. Restrictions, as shown by recorded Map
5. NOTE: Map Book 28, page 136 shows the following reservation:  
Sink Hole Prone Areas-The Subdivision shown herein including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County, Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity".
6. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, page 54 and Instrument 1993-26958, Assignment and Assumption of Rights, Duties and Obligations as recorded in Instrument 20040615000323410, in the Probate Office of Shelby County, Alabama.
7. Deed and Bill to sale to the Water Works Board of the City of Birmingham, recorded in Book 194, page 40, and by instrument to be recorded, along with an easement for Sanitary Sewer Lines and Water Lines as set out in Real 194; pages 1 and Real 197, page 20, in the Probate Office of Shelby County, Alabama.
8. Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
9. Brook Highland Common Property Declaration of Covenants, conditions and restrictions as recorded in Real 307, page 950 and Supplement in Instrument 1998-40199, in the Probate Office of Shelby County, Alabama.
10. Declaration of Protective Covenants for The Hills at Brookhighland as recorded in Instrument 2007041700017760, in the Probate Office of Shelby County, Alabama.
11. Powers and provisions as set out in the Articles of Incorporation of The Hills at Brookhighland Residential Association Inc as recorded in Instrument 20070918000438450 in the Probate Office of County, Alabama.
12. Restrictive Agreement as set out in deed recorded in Instrument 20040512000249230, in the Probate Office of Shelby County, Alabama.
13. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the public Employees Retirement

System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1997, and recorded In Real 125, page 249 and Real 199, page 18, in the Probate Office of Shelby County, Alabama.


- 14. 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 Deed Book 28, page 581; Deed Book 235, page 552; Deed Book 121, page 294; Deed Book 327, page 553 and Deed Book 107, page 989, in the Probate Office of Shelby County, Alabama.
- 15. Easement to Alabama Power Company recorded in Real 220, page 521; Real 220, page 532 and Real 207, page 380, in the Probate Office of Shelby County, Alabama.
- 16. Agreement concerning Electric Service to NCNB/BROOK Highland and Alabama Power Company recorded in Real 306, page 119, in the Probate Office of Shelby County, Alabama
- 17. Sanitary Sewer Easement recorded in Real 194, page 43 and Real 107, page 968, in the Probate Office of Shelby County, Alabama.
- 18. Easement to Alabama Gas Company recorded in Real 170, page 59, in the Probate Office of Shelby County, Alabama.
- 19. Slope Easement recorded in Instrument 2001-2175 in the Probate Office of Shelby County, Alabama

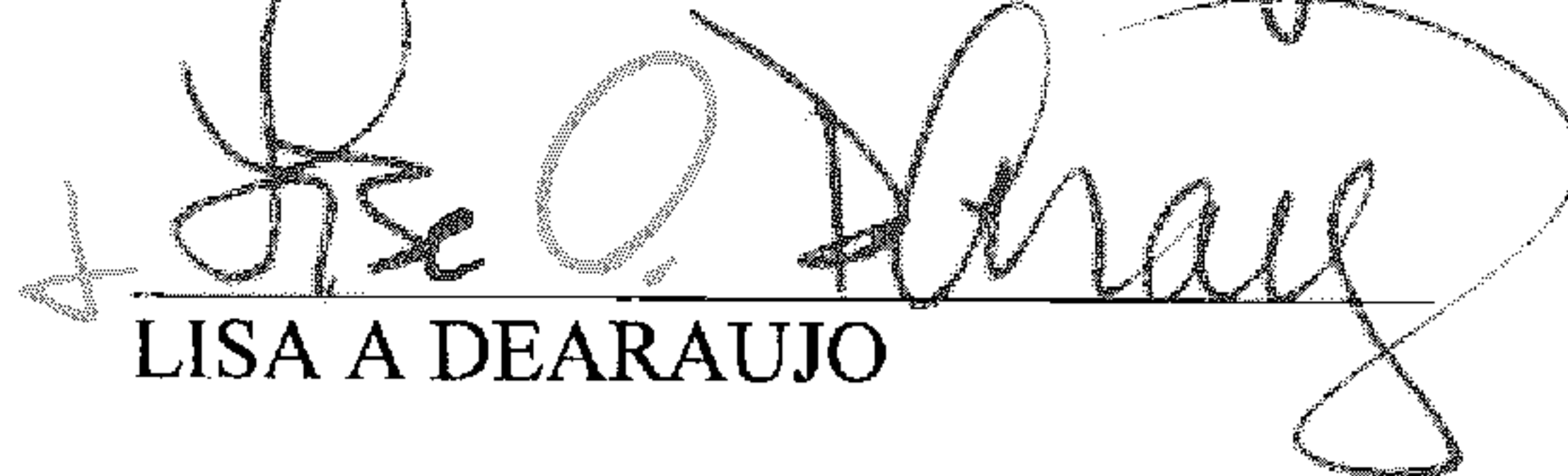
\$324,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

2<sup>nd</sup> IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2022.

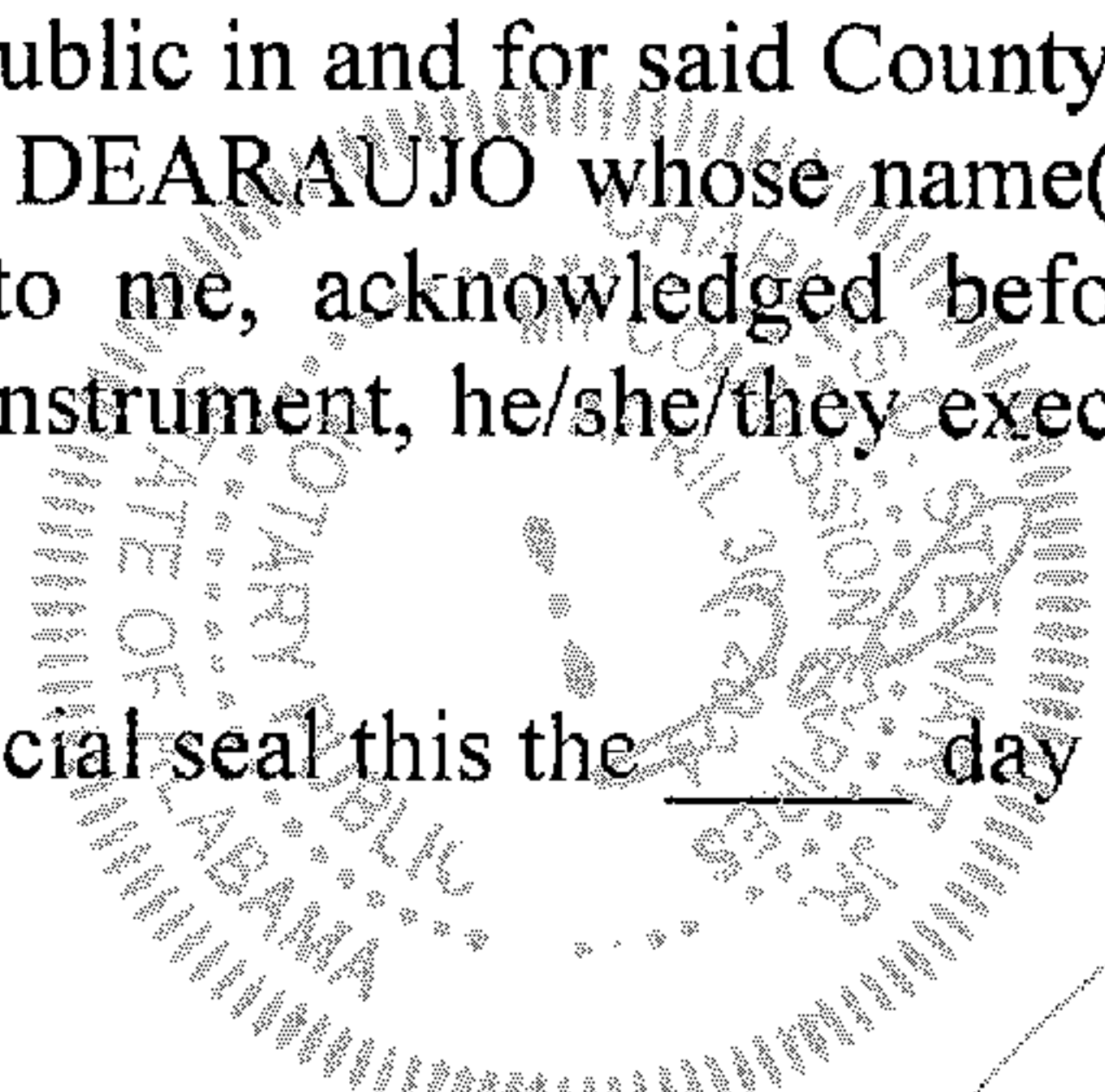
  
 \_\_\_\_\_  
 DAVID J DEARAUJO

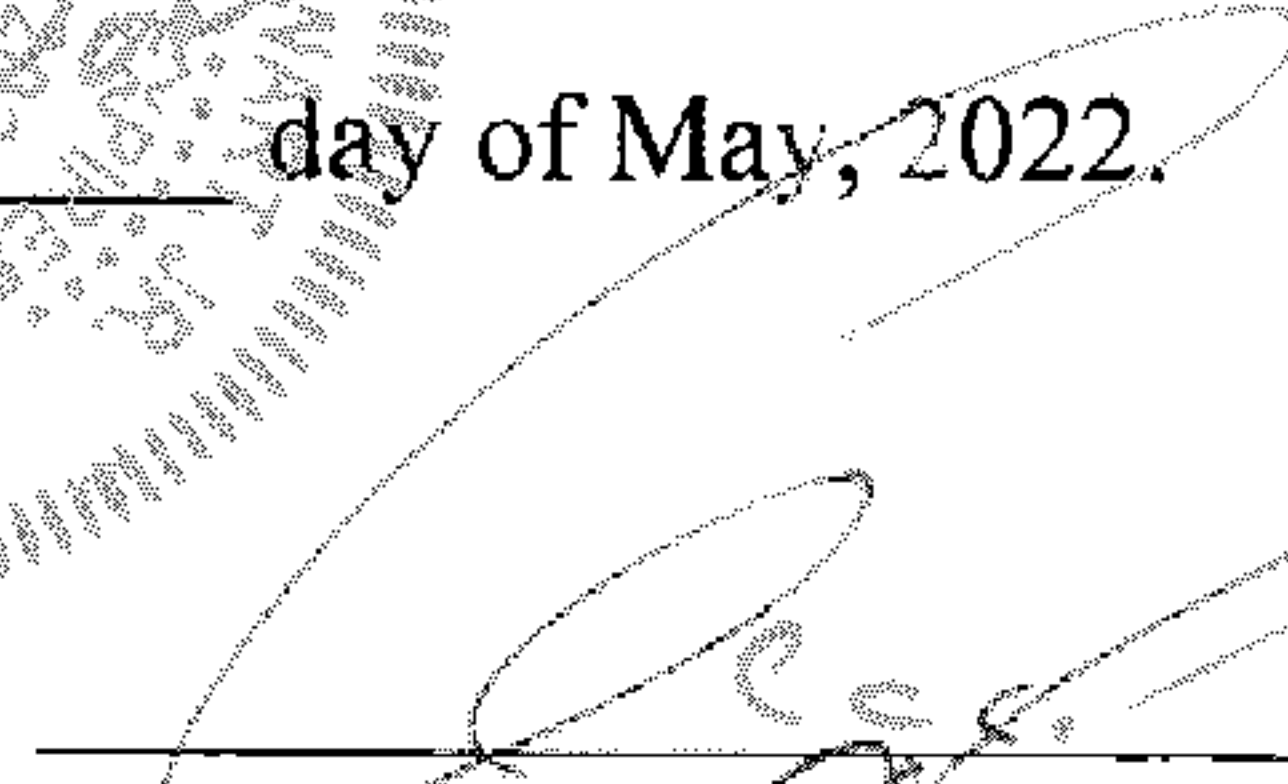
  
 \_\_\_\_\_  
 LISA A DEARAUJO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID J DEARAUJO and LISA A DEARAUJO 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 \_\_\_\_\_ day of May, 2022.



  
 \_\_\_\_\_  
 Notary Public  
 Print Name: Charles J. Howard, Jr.  
 Commission Expires:

4-30-22



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/06/2022 08:09:34 AM**  
**\$68.50 PAYGE**  
**20220506000185680**

Allie S. Bezel