

Send tax notice to:  
JOHN C WOOD, JR.  
249 COURTSIDE DR  
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

2022309

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Thousand Seven Hundred and 00/100 Dollars (\$440,700.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CAROLE H RUDD, A SINGLE INDIVIDIAL** whose mailing address is: 222 Gilmore Circle SW, Calhoun GA. 30701 (hereinafter referred to as "Grantors") by **JOHN C WOOD, JR. and KATHLEEN F WOOD** whose property address is: **249 COURTSIDE DR, 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:

**Land in Shelby County, Alabama, being Unit No. 48, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highlands, a condominium, which is of record as Instrument No. 20020521000241450, Probate Office for Shelby County, Alabama, as amended by the Amendment thereto of record in Instrument No. 20020521000241460, said Probate Office, and as further amended by the Corrective Amendment of record in Instrument No. 20020521000241470, said Probate Office, and as reflected in the Plan of Courtside at Brook Highland prepared by K. B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium of record in Instrument No. 20020521000241450, and also separately recorded in Map Book 28, Page 103, said Probate Office.**

**Being the same property conveyed to Carole H Rudd, by Warranty Deed from Pamela Epps, a single individual, dated June 21, 2019, of record in Instrument No. 20190625000225480, in the Probate Office for 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. All matters as shown on the plat of record in Instrument No. 0020521000241450, Instrument No. 20020521000241460, Instrument No. 20020521000241470, Instrument No. 20020521000241450, Map Book 28, Page 103, Probate Judge's Office for Shelby County, AL, including any and all revisions, corrections and/or amendments thereto of record.
3. Mineral and Mining Rights excepted.
4. Restrictions of record in Map Book 23, Page 91, said Probate Office.
5. HOA Charter of record in Instrument No. 20020521000241450, Instrument No. 20020521000241460, Instrument No. 20020521000241470, said Probate Office.
6. Declaration of Covenants, Conditions, and Restrictions of record in Real 307, Page 950, said Probate Office.
7. Easements of record in Real 207, Page 380, Real 220; Page 521, Real 220, Page 532, Real 125, Page 249, Real 194, Page 1, Instrument No. 2002510000223870, said Probate Office.
8. 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, as set out in Instrument of record in Real 194, Page 54, said Probate Office.
9. Restrictive Covenants of record in Real 181, Page 995, said Probate Office.
10. Release of damages of record in Instrument# 1998-15836, said Probate Office
11. Rights of parties in land and all Common Elements as set forth in the Courtside Declaration.

**\$0.00 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.

13 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2022.

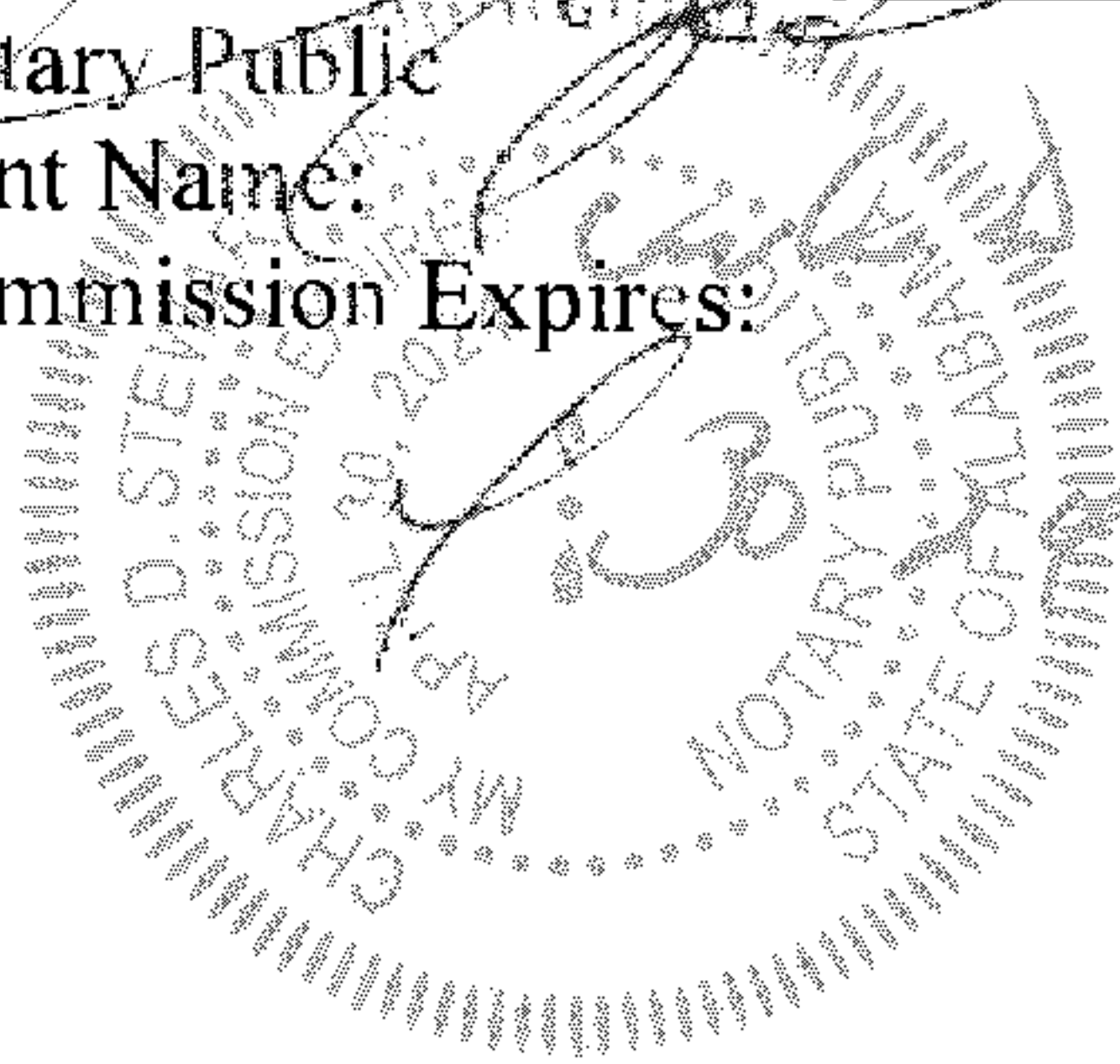
Carole H. Rudd  
CAROLE H RUDD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLE H RUDD 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 13 day of June, 2022.

[Signature]  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/15/2022 12:16:49 PM  
\$466.00 CHERRY  
20220615000240630

Allie S. Bayl