

Send tax notice to:
DAVID LASHLEY
167 SHEFFIELD LANE
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

2022350T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CAROLYN L DREW, A SINGLE INDIVIDUAL** whose mailing address is: 32142 Portobello Road, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **DAVID LASHLEY AND NACOMI LASHLEY** whose property address is: **167 SHEFFIELD LANE, 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 2209, according to the Survey of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, page 79, in the Probate Office of Shelby County, Alabama; being situated in 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 #1996-17543 and 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, 22nd Sector, Phase I, recorded as Instrument #20040823000471390 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. Restrictions, public utility easements and setback lines as shown on the recorded map of Highland Lakes, 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama.
3. 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
4. Right of way in favor of Shelby County, Alabama recorded in Book 196, page 246.
5. 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 recorded in Instrument #1993-15705.
6. Rights of riparian owners in and to the use of Lake, if any.
7. Cable Agreement recorded in Instrument #1997-19422.

- 8. Easement for ingress and egress recorded in Instrument #1993-15704.
- 9. Release of damages as recorded in Instrument #1999-40620.
- 10. Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument #9402/3947.
- 11. Covenants, Conditions and Restrictions recorded in Instrument #1996-17543; Instrument #1994-07111; Instrument #1999-31095; Instrument #20040823000471390 and Instrument #20060605000263860.

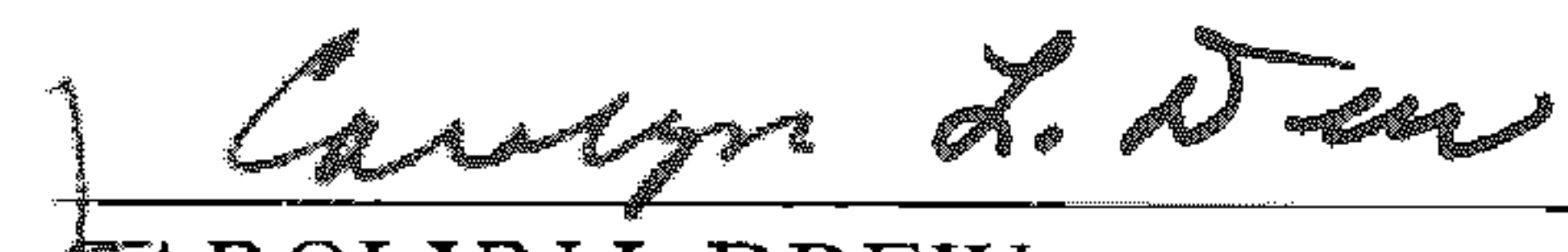
\$437,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Carolyn L. Drew is the surviving grantee of that certain deed recorded in Instrument #20051013000533310 in the Probate Office of Shelby County, Alabama; the other grantee Louis D Drew having died on or about the 9th day of January, 2006.

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.

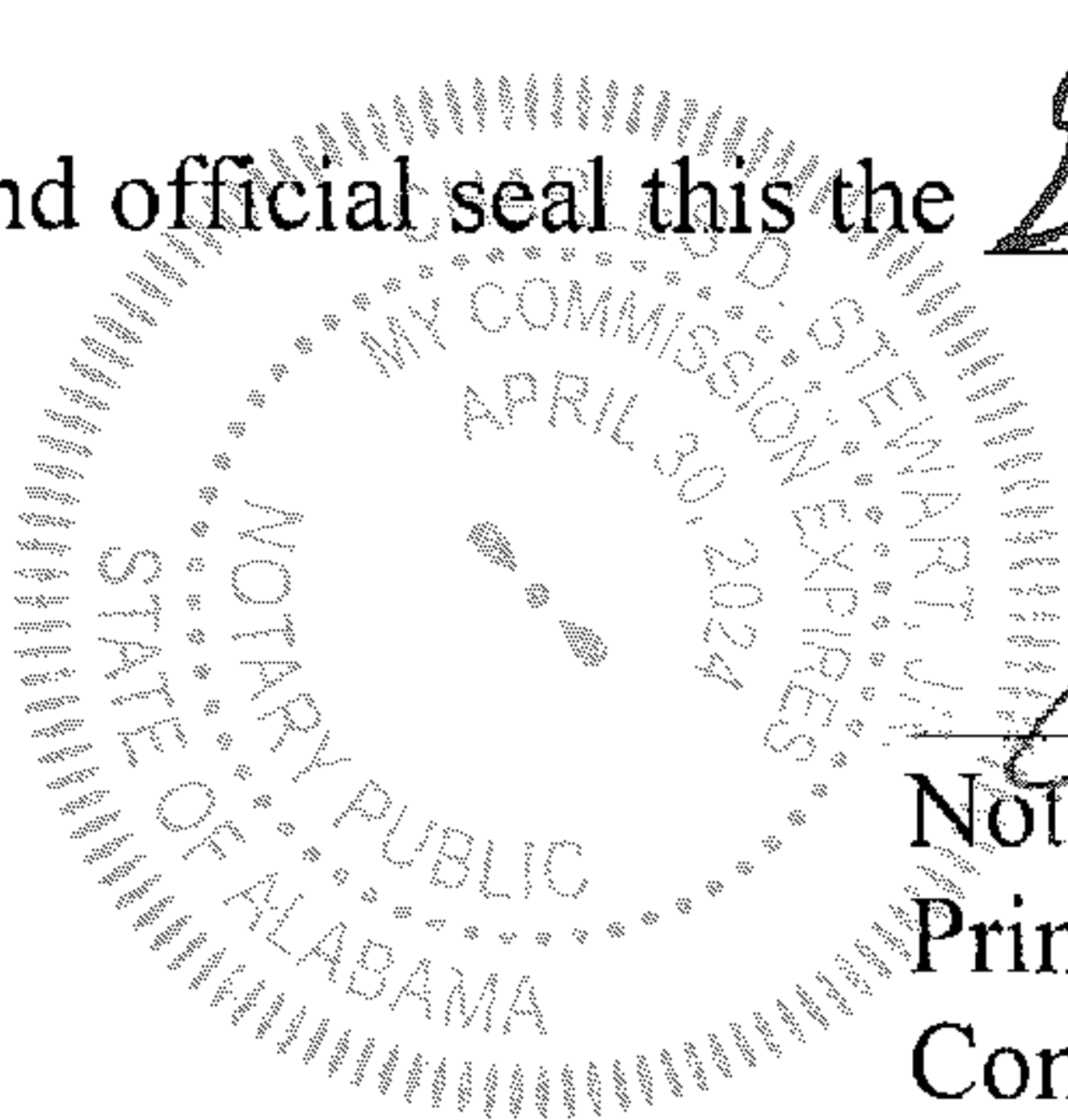
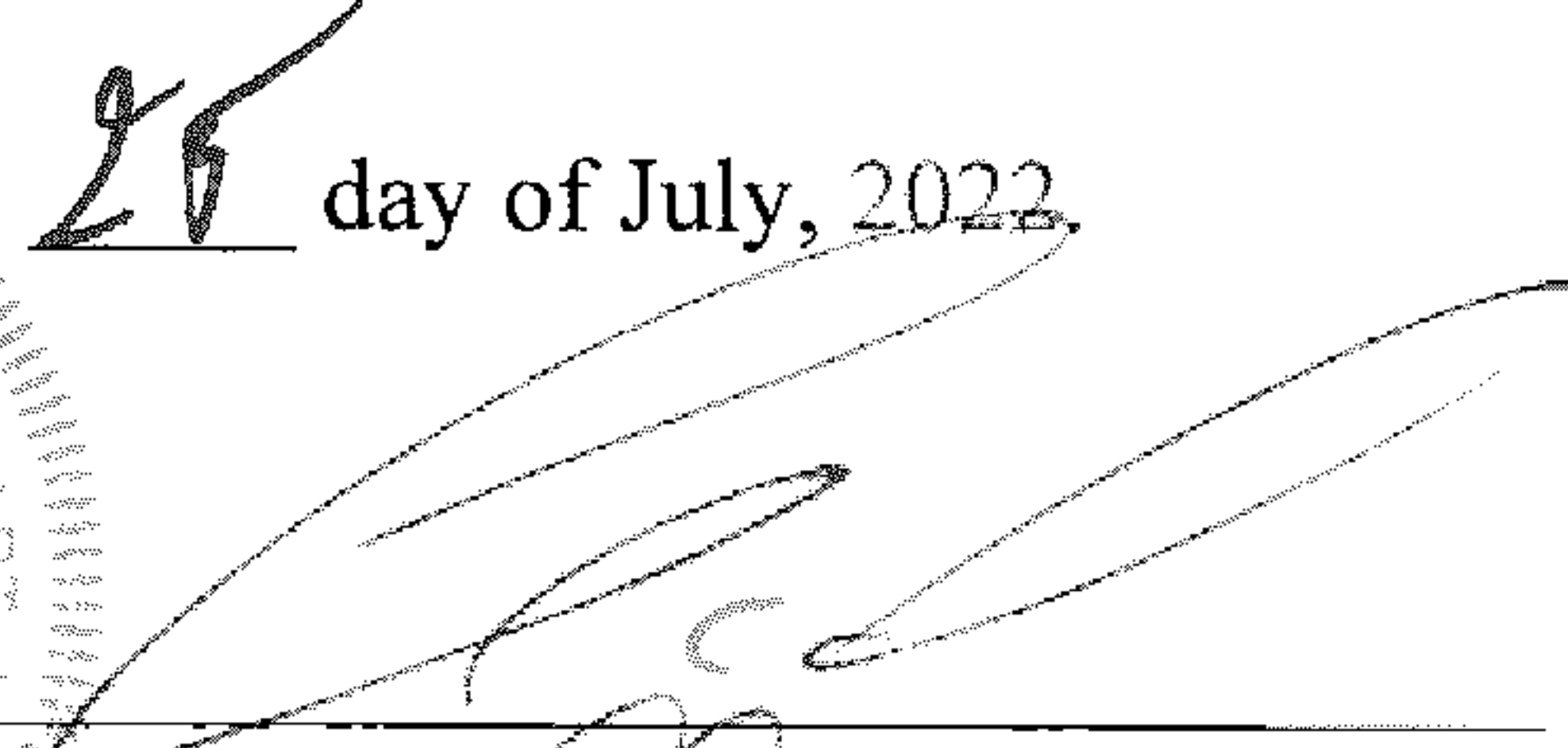
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 20 day of July, 2022.

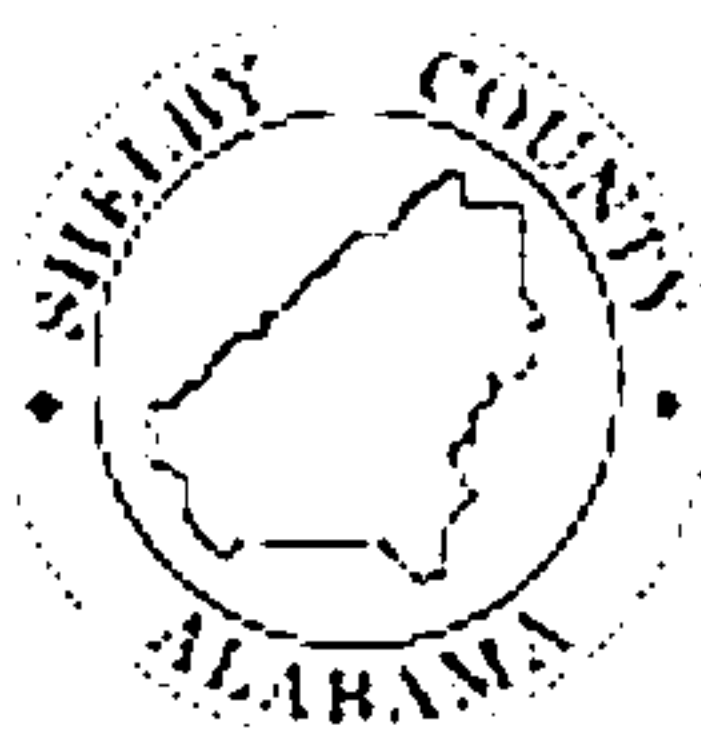

CAROLYN L DREW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CAROLYN L DREW 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 26 day of July, 2022.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2022 11:25:47 AM
\$605.00 JOANN
20220802000301770

