

Send tax notice to:
NIKISHA W LOCKHART
3032 EAGLE RIDGE 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

2022353

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Three Thousand and 00/100 Dollars (\$343,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BRIAN BOLES, a single individual** whose mailing address is: 1288 LIVERNESS Cove Dr BIRM 35242 (hereinafter referred to as "Grantors") by **NIKISHA W LOCKHART and SANDRA F WILLIAMS** whose property address is: **3032 EAGLE RIDGE 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 26, according of 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. Easement(s), building line(s) 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. Easement to Alabama Power Company as shown by instrument recorded in Real 220, Pages 521 and 532 and Real 207, Page 380.
5. 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, 1987, and recorded in Real 125. Page 249 and Real 199, Page 18.
6. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307, Page 950 with 1st Supplement Declaration by Instrument# 1998-40199 and Assignment and Assumption of Rights, Duties, and Obligations under Declaration, Watershed Covenants and Restrictive Agreements recorded as Instrument No. 20040615000323410.
7. Easement to Alabama Gas Corporation as set out in Real 170, Page 59.
8. Slope Easement Agreement as set out in Instrument No. 2001-2175.
9. Declaration of Protective Covenants as set out in instrument recorded in Real 194, Page 54 and Instrument No. 1993-26958.
10. Easement for sanitary sewer line and water lines as set out in Real 194, Page 1 with Deed and Bill of Sale to Water Works Board of the City of Birmingham as set out in Real 194, Page 43.
11. Agreement concerning electric service to NCNB/Brook Highland as set out in Real 306, Page 119.
12. Sewer line easement recorded in Real 107, Page 968.
13. Restrictive Agreement and Release of Damages set out in deeds recorded as Instrument No. 20040512000249230 and Instrument No. 1999-51735.
14. Articles of Incorporation of The Hills at Brook Highland Residential Association, Inc. recorded as Instrument No. 20070918000438450.
15. Declaration of Protective Covenants for The Hills at Brook Highland recorded as Instrument No. 20070417000177600.
16. Restrictive covenants and grant of land easement for underground and overhead facilities to Alabama Power Company, as recorded in Instrument No. 20120521000180770
17. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
18. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument No. 20120521000180770.
19. Restrictions appearing of record in Instrument No. 20070725000346410 and amended in Instrument No. 20071023000490210.

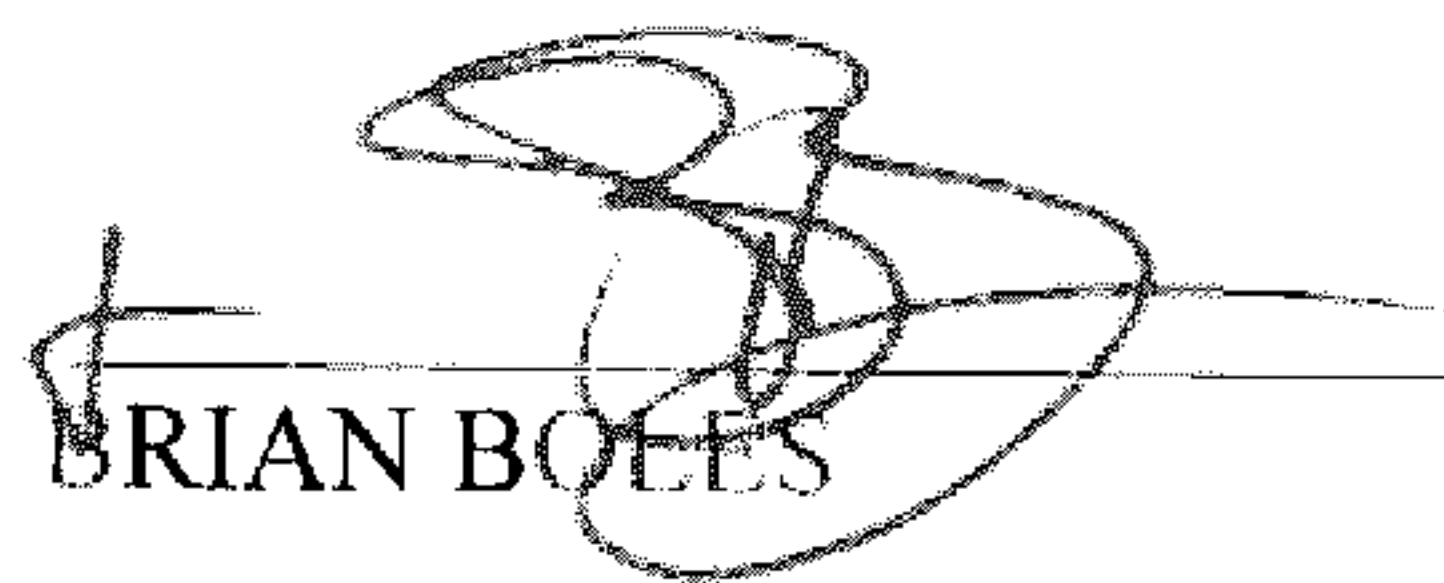
20. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument No. 20071109000517710.
21. Right of Way granted to BellSouth Telecommunications as recorded in Instrument No. 20060815000396440 and Instrument No. 20071218000568300.
22. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 103, Page 182.
23. Right of Way to Shelby County as recorded in Volume 147, Page 571.
24. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument No. 20071109000517700.
25. Articles of Incorporation of Willow Oaks Homeowners Association, Inc. by instrument recorded in Instrument No. 20070725000346420 and By-Laws recorded in Instrument No. 20070725000346430.

\$336,787.00 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.

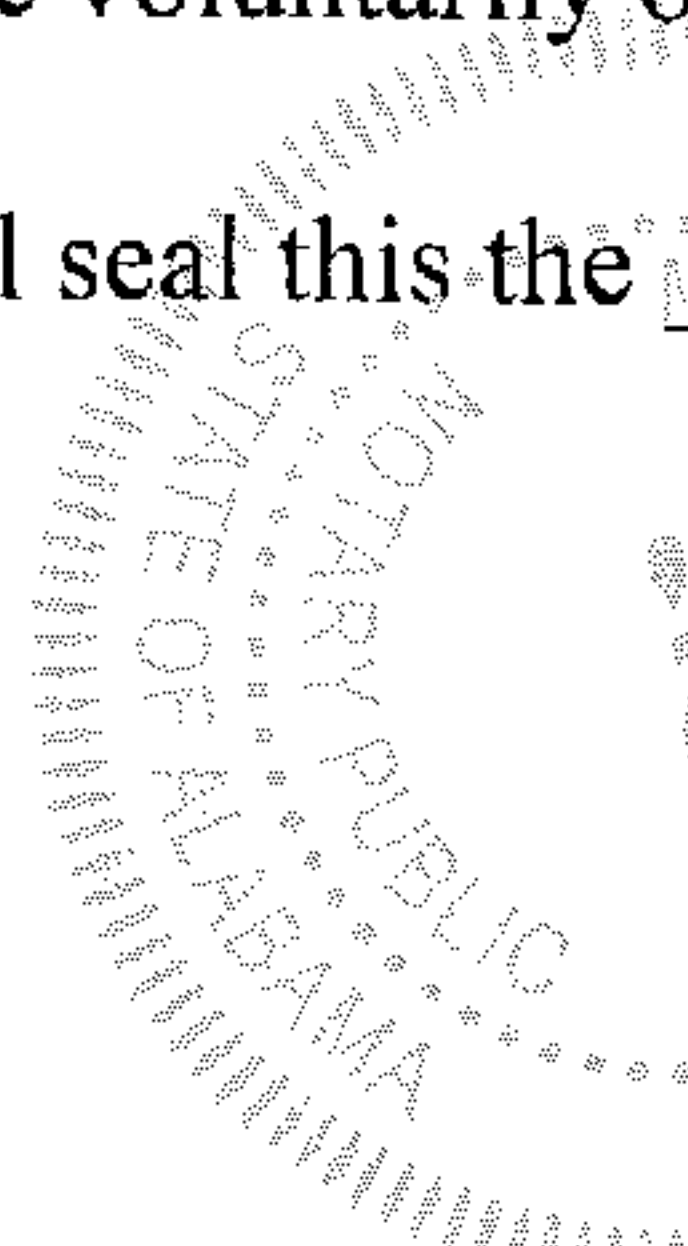
5 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of August, 2022.


BRIAN BOLES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN BOLES 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 5 day of August, 2022


Notary Public
Print Name: Charles D. Starnes
Commission Expires: 4/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/09/2022 09:54:28 AM
\$31.50 JOANN
20220809000310850

Allen S. Bayl