

Send tax notice to:
WILLIAM THOMAS MANN,
REVOCABLE TRUST
279 SOUTHOAK DRIVE
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

2022491

SHELBY COUNTY

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, **MARIA SUTTLES, A SINGLE INDIVIDUAL**, whose mailing address is 160 Highland Lakes Blvd, Bk 109, P 70, 35242 (hereinafter referred to as "Grantor") by **WILLIAM T MANN, AS TRUSTEE OF THE WILLIAM THOMAS MANN REVOCABLE TRUST (2022) DATED AUGUST 4, 2022**, whose property address is: **118 HIGHLAND PARK DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 751, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, pages 58 A, B & C, in the Probate Office of 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 No. 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument No. 1995-28389 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. Storm water run-off control recorded in Instrument No. 1997-28680, in the Probate office of Shelby County, Alabama.
4. Public utility easements, as shown by recorded Map, including any tree buffer line, and shown by recorded Map.
5. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama, with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument No. 9402/3947 in the Probate Office of Jefferson County, Alabama.
6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Seventh Sector recorded in Instrument No. 1995-28389 in the Probate of Lice of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Book 111, Page 408, Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book

- 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355, In the Probate Office of Shelby County, Alabama.
8. 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.
 9. Right of way to Shelby County, recorded in Book 196, Page 246, in the Probate Office of Shelby County, Alabama.
 10. Agreement with Alabama Power Company as to covenants relating thereto, recorded in Instrument No.1994-1186, in the Probate Office of Shelby County, Alabama.
 11. The rights of upstream and downstream riparian owners with respect to lake, if any, bordering subject property.
 12. 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 described within Instrument No. 1993-15705 in the Probate Office of Shelby County, Alabama.
 13. 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 in the Probate Office of Shelby County, Alabama.
 14. Owners of "Park Lots" are require to comply with special landscaping requirements as set forth in Article 6.8 (h) of the Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision Seventh Sector, as recorded in Instrument No. 1995-22399, in the Probate Office of Shelby County, Alabama.

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 it is 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 Grantee, its 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 22nd day of September, 2022.

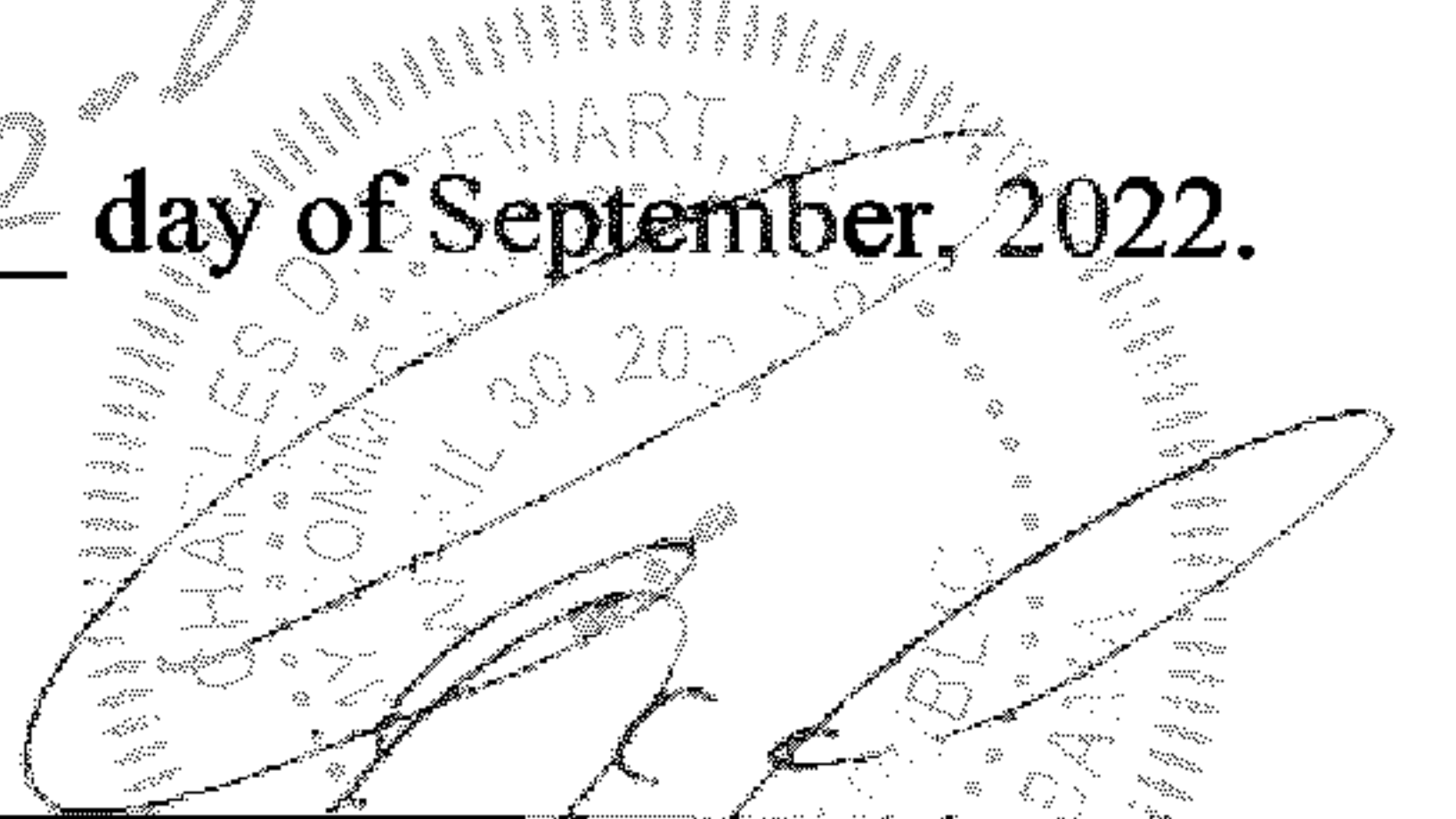


MARIA SUTTLES

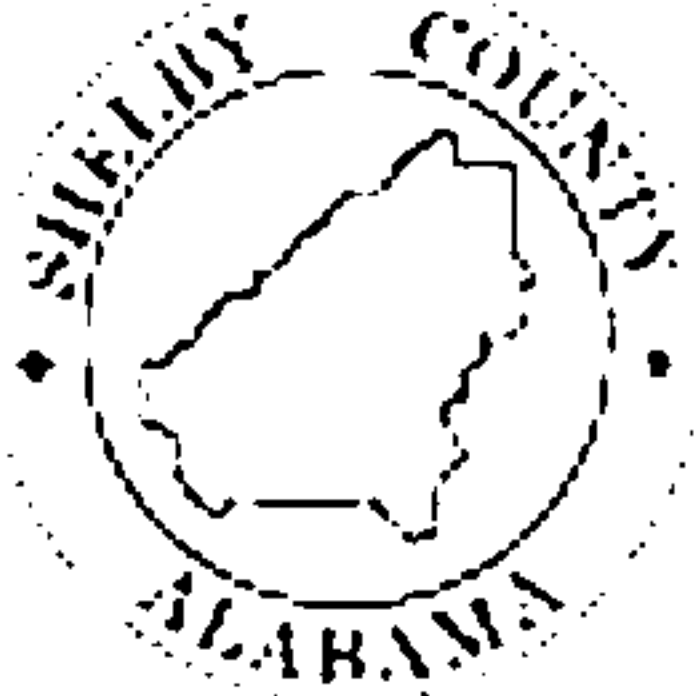
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARIA SUTTLES whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of September, 2022.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2022 12:42:40 PM
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Alvin S. Bayl