

Send tax notice to:
TARMARC ABRAMS
1073 REGENT PARK 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

2023006T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **THOMAS E RIVERS and CHARON RIVERS, HUSBAND AND WIFE**, whose mailing address is **545 NORTH LAKE COVE, BIRMINMGHAM, AL 35242**, (hereinafter referred to as "Grantors") by **TARMARC ABRAMS** whose property address is **169 HIGHLAND VIEW DRIVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 438, according to the Survey of Highland Lakes, 4th Sector, Phase III, an Eddleman Community, as recorded in Map Book 53, page 34, in the Probate Office of Shelby County, Alabama.

Together with the 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 in Instrument #1994-07111 and amended in Instrument #1996-17543, Second Amendment recorded as 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, 4th Sector, as recorded as Instrument #1995-01906, 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, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on the recorded map and survey of Highland Lakes, 4th Sector, Phase III, an Eddleman Community, as recorded in Map Book 53, page 34, 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, including those recorded in Book 28, page 237.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543, Second Amendment recorded as 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, 4th Sector, as recorded as Instrument #1995-01906, in the Probate Office of Shelby County, Alabama.
5. Right of Way to the State of Alabama as recorded in Deed Book 244, page 11.
6. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Instrument #1993-15705; Instrument #20050825000439370 refiled in Instrument #20131218000483630.

7. First Amendment to Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #20220203000049840.
8. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
9. Riparian and other rights created by the fact the property lies adjacent to Highland Lake.
10. Right of way to Shelby County recorded in Book 95, page 503 and Book 196, page 246.
11. Right of way to Alabama Power Company 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 212; Real Volume 31, page 355.
12. Agreement with Alabama Power Company recorded in Instrument #1994-1186.
13. Release of Damages as recorded in Instrument #20071016000479650 and corrected in Instrument #20080411000148030.
14. Access and Utilities Easement Agreement recorded in Instrument #20030618000380760.
15. Articles of Incorporation of Highland Lakes Residential Association as recorded in Instrument #9402/3947.
16. Rights of riparian owners in and to the use of Lake.

\$60,000.00 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 Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors have hereunto set their hand and seal this the 19 day of January, 2023.


THOMAS E RIVERS


CHARON RIVERS

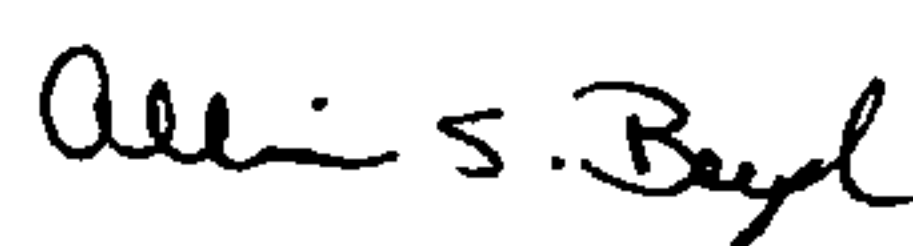
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS E RIVERS and CHARON RIVERS whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of January, 2023.

Notary Public
Print Name: 
Commission Expires: 





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2023 02:07:20 PM
\$60.00 PAYGE
20230120000016980

