

Send tax notice to:
CRAIG ALLAN MIX
1034 NORMAN 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
SHELBY COUNTY

2023049

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand Five Hundred and 00/100 Dollars (\$535,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **VIRGINIA BROOKE EUBANKS, A SINGLE INDIVIDUAL**, whose mailing address is **480 GULF SHORE DR., UNIT 411, DESTIN, FL 32541**, (hereinafter referred to as "Grantor") by **CRAIG ALLAN MIX** whose property address is: **1034 NORMAN 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 519, according to the Map and Survey of Village at Highland Lakes, Phase Four - Fifth Sector, English Village Neighborhood, as recorded in Map Book 50, page 91 A & B, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common areas all as more particularly described in the Easement and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, as recorded as Instrument No. 20150430000142220, Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument 201512300000442820, Supplement Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Phase 4, 5th Sector, as recorded in Instrument 20190619000218780 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. Public utility easements and storm or sewer easements as shown on recorded plat.
3. Transmission line permit granted to Alabama Power Company recorded in Deed Book 247 page 950; Deed Book 139 page 569 and Deed Book 134 page 411 in Probate Office.
4. Right of way granted to Shelby County as set forth in Deed Book 196 pages 237, 248 and 254 in Probate Office.
5. Declaration of Restrictive Covenants pursuant to Clean Water Act and Rivers and Harbors Act under Federal Law as recorded in Instrument 20041202000659280 and Instrument 20070601000256340 in Probate Office.

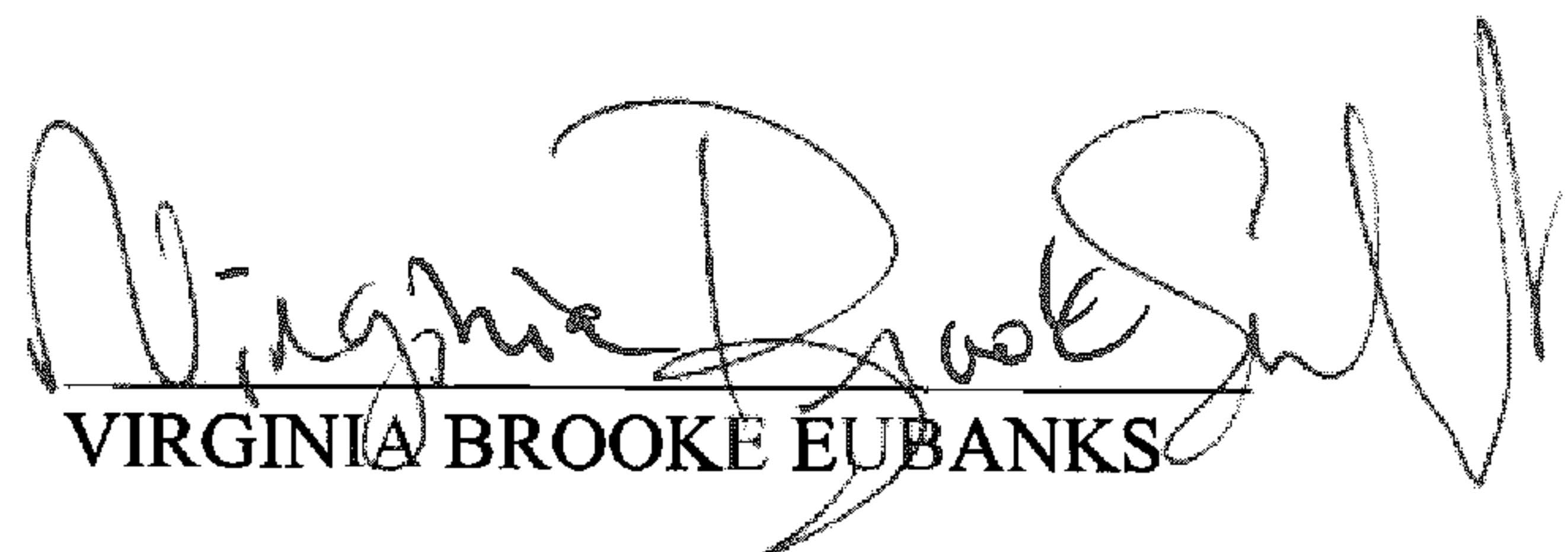
6. Ingress and egress easements as recorded in Real Book 321 page 812 in Probate Office.
7. Right of way for roadway as set forth in Real 103 page 844 and Map Book 3 page 148 in the Probate Office.
8. Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380 in the Probate Office of Shelby County, Alabama, and Instrument LR200605 page 6696 in the Probate Office of Jefferson County, Alabama, and all amendments thereto.
9. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, as recorded in Instrument 201504300000142220, and Supplemental Declaration as recorded in Instrument 20151230000442820 and Instrument 20190619000218780 in Probate Office.
10. Articles of Incorporation of the Village at Highland Lakes Improvement District recorded as Instrument 20051209000637840 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument 20051213000644260 in the Probate Office.
11. Restrictions, limitations and conditions as set out in Map Book 50 page 91 in the Probate Office.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability or property as a result of the exercise of such rights, as recorded in Deed Book 81, page 417 in Probate Office.
13. Memorandum of Sewer Service Agreement in favor of Double Oak Water Reclamation, LLC, as recorded in Instrument 20121107000427760.
14. Right of way granted to Alabama Power Company as set forth in Instrument 20060630000314890; Instrument No., 20060630000315260; Instrument 200606300000315270; Instrument No. 20080401000130220 and Instrument No. 20140718000220540 in said Probate Office.
15. Grant of land easement and restrictive covenants in favor of Alabama Power Company recorded in Instrument 20180222000057220 in Probate Office.
16. Reservations, conditions and release of damages as recorded in Instrument 20061229000634380 in Probate Office.
17. Restrictions, covenants, conditions, limitations, reservations, mineral and mining rights and release of damages recorded in Instrument 20170609000202370 in Probate Office.

\$481,950.00 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 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.

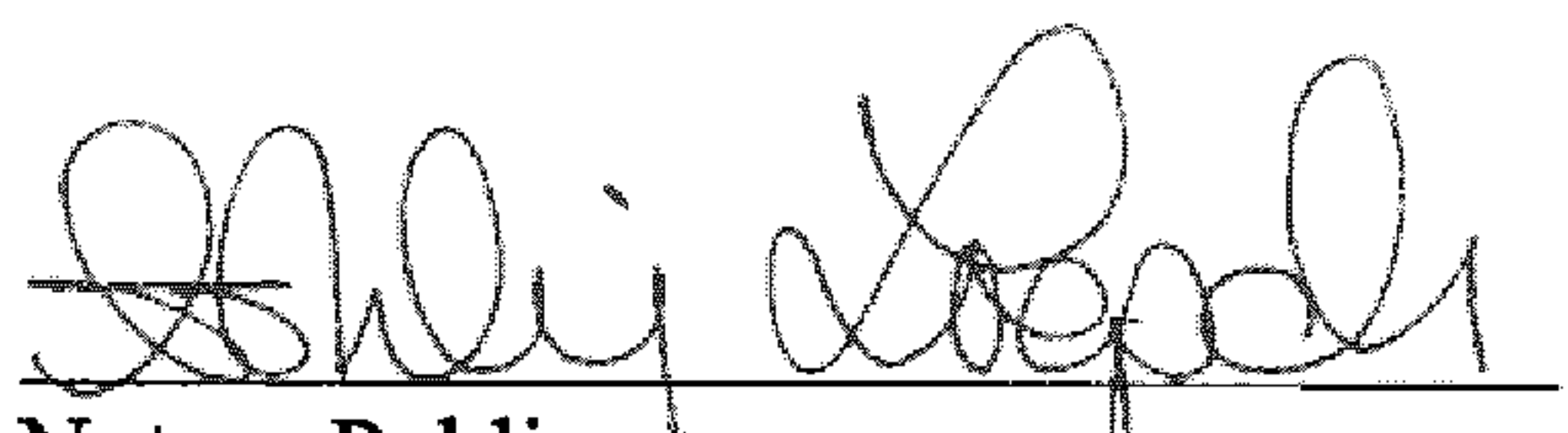
IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 20 day of February, 2023.

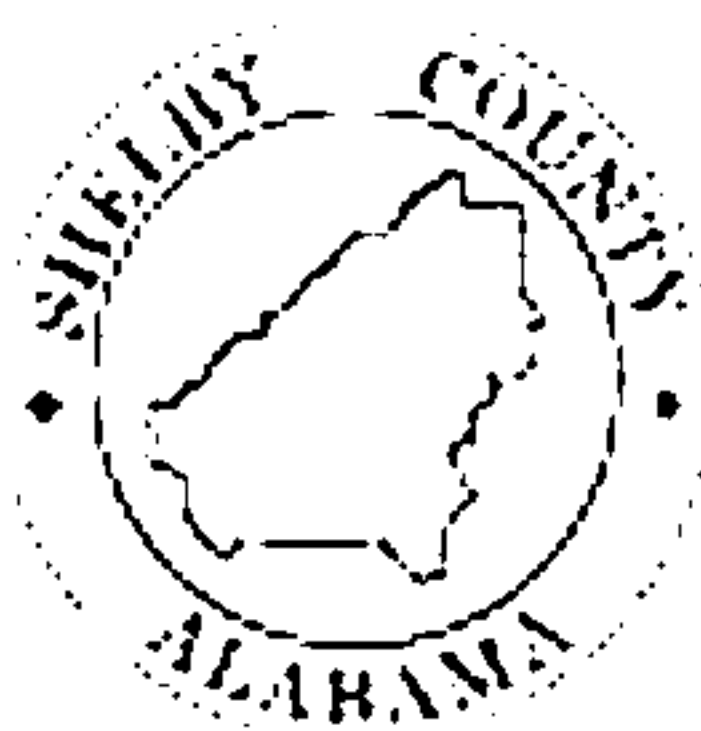
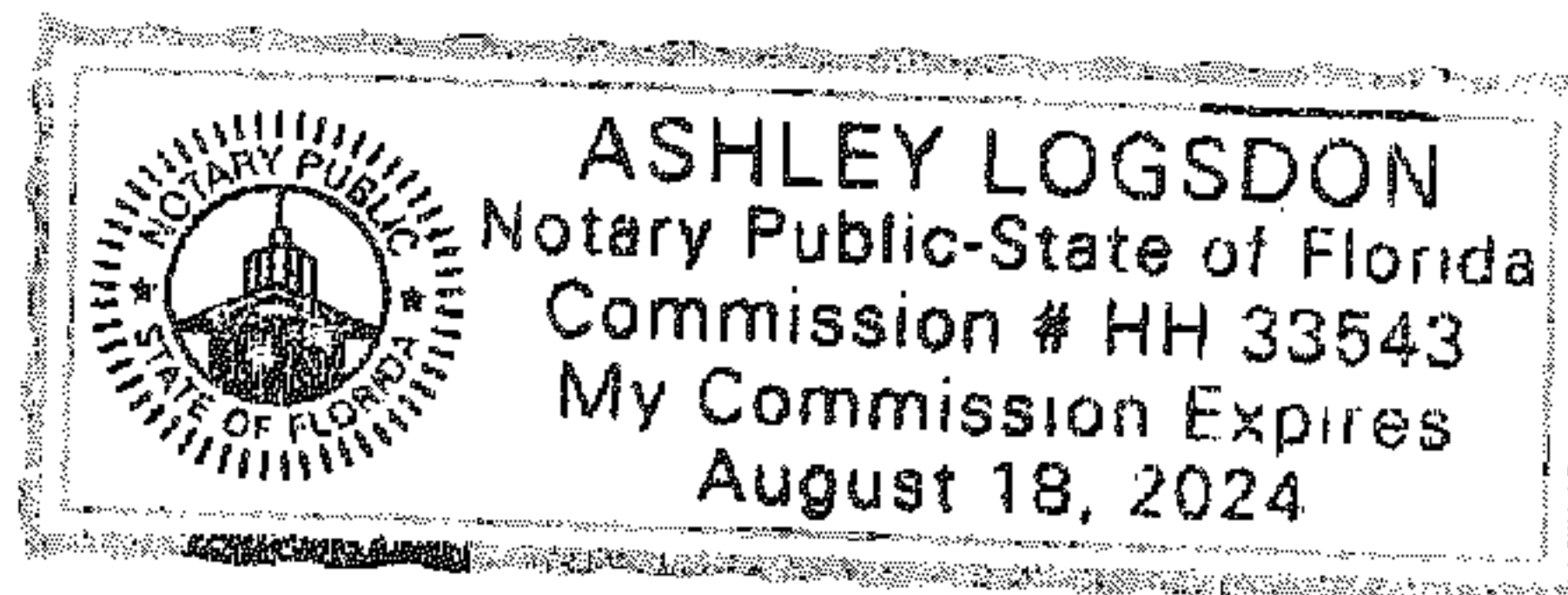

VIRGINIA BROOKE EUBANKS

STATE OF FLORIDA
COUNTY OF OKALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA BROOKE EUBANKS 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of February, 2023.


Notary Public
Print Name: Ashley Logsdon
Commission Expires: 08/18/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2023 11:40:14 AM
\$82.00 JOANN
20230227000052150

