

Send tax notice to:  
ELIZABETH HILL  
625 HIGHLAND LAKES COVE  
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

2023134

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JAMES E GUSTIN, JR. and BRENDA L GUSTIN, HUSBAND AND WIFE**, whose mailing address is **2025 SPRINGHILL COURT, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **ELIZABETH HILL and MICHAEL MULLIS** whose property address is: **625 HIGHLAND LAKES COVE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 130, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, pages 37 A, B, C, D, E, F and G, 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 1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument 1994-07112, Supplementary Declaration and Amendment as recorded in Instrument 20151230000449230, 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. Easements as shown on recorded map.
3. Subdivision restrictions shown on record plat in Map Book 18 pages 37 A, B, C, D, E, F & G.
4. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
5. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, being set out in Instrument 1994-07111; amended in Instrument 1996-17543 and amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama.
7. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1<sup>st</sup> Sector, as recorded in Instrument 1994-07112; Supplementary Declaration and Amendment as recorded in Instrument 20151230000442930; Second Amendment recorded in Instrument

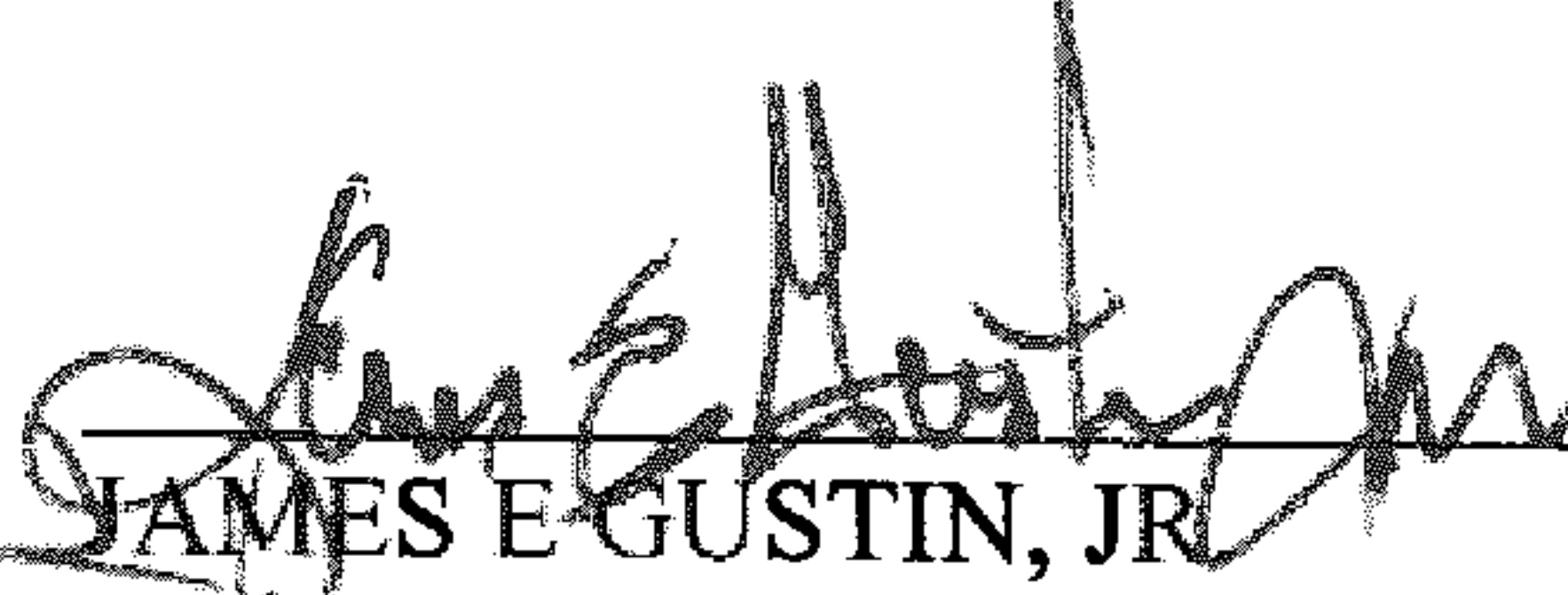

20200123000029590; First Amendment to the Supplementary Declaration and Amendment to the Declaration as recorded in Instrument 20220203000049840 in the Probate Office of Shelby County, Alabama.

8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 28, page 237 in the Probate Office.
9. Lake Easement Agreement executed by Highland Lake properties, Ltd and Highland Lake Development, Ltd., described in Instrument 1993-15705 in the Probate Office.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd, recoded in Instrument 1993-15704 in the Probate Office.
11. Right of way granted to Alabama Power Company by instruments recorded in Book 109, page 70; Book 111, page 408; Book 133, page 210; Book 133, page 212; Book 134, page 408; Book 149, page 380; Book 173, page 364; Book 276, page 670, and Real 31, page 355 in the Probate Office.
12. Easement to Water Works Board of the City of Birmingham recorded in Instrument 1995-34035 and Instrument 1997-4027 in the Probate Office.
13. Right of way to Shelby County recorded in Book 95, page 903 and Book 196, page 246 in the Probate Office.
14. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in Instrument 1994-1186 in the Probate Office.
15. Right of way to Birmingham Water Works and Sewer Board recorded in Instrument 1995-34035 and Instrument 1997-4027 in the Probate Office.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

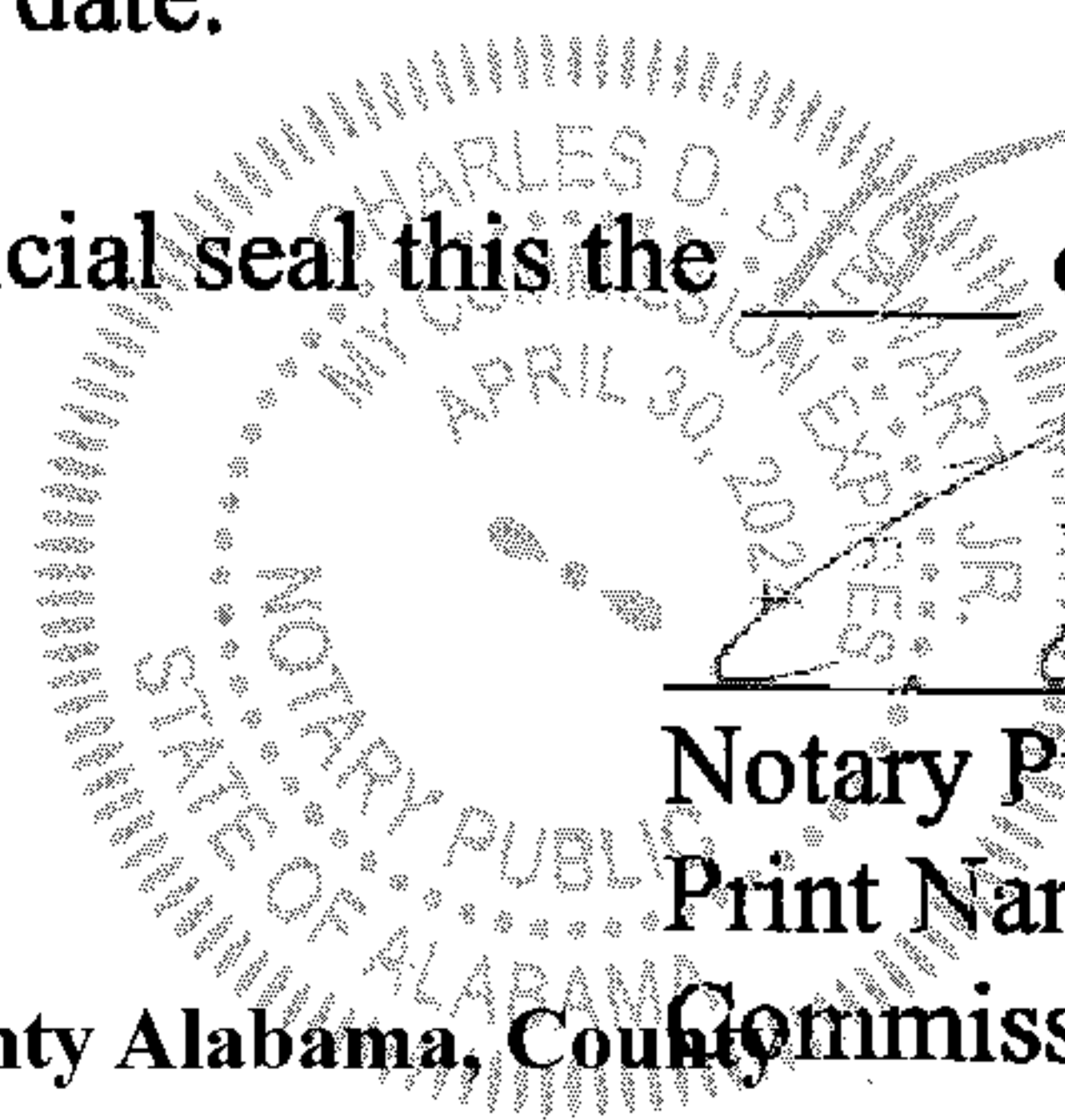
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 15 day of May, 2023.

  
JAMES E GUSTIN, JR.  
  
BRENDA L GUSTIN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES E GUSTIN, JR. and BRENDA L GUSTIN 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 15 day of May, 2023.



Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4.30.24

Alex S. Beal



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, Clerk  
Shelby County, AL  
05/16/2023 12:33:00 PM  
\$725.00 BRITTANI  
20230516000145360