

Send tax notice to:
TRAVIS J ALLEN
4301 ASHINGTON 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

2023185

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty-Five Thousand and 00/100 Dollars (\$665,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CASIE G COGGIN and KENNETH M COGGIN, JR., HUSBAND AND WIFE,** whose mailing address is 323 Whisenhunt Rd, Chelsea AL 35043 (hereinafter referred to as "Grantors") by **TRAVIS J ALLEN and RACHEL C ALLEN and KAREN T CUNNINGHAM AS TRUSTEE OF THE RACHEL CUNNINGHAM HUNT 2013 TRUST DATED DECEMBER 27, 2013,** whose property address is: **4301 ASHINGTON DRIVE, 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 270, according to the Survey of A Subdivision for Single Family Residences Brook Highland, an Eddleman Community, 6th Sector, 3rd Phase, as recorded in Map Book 15, page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

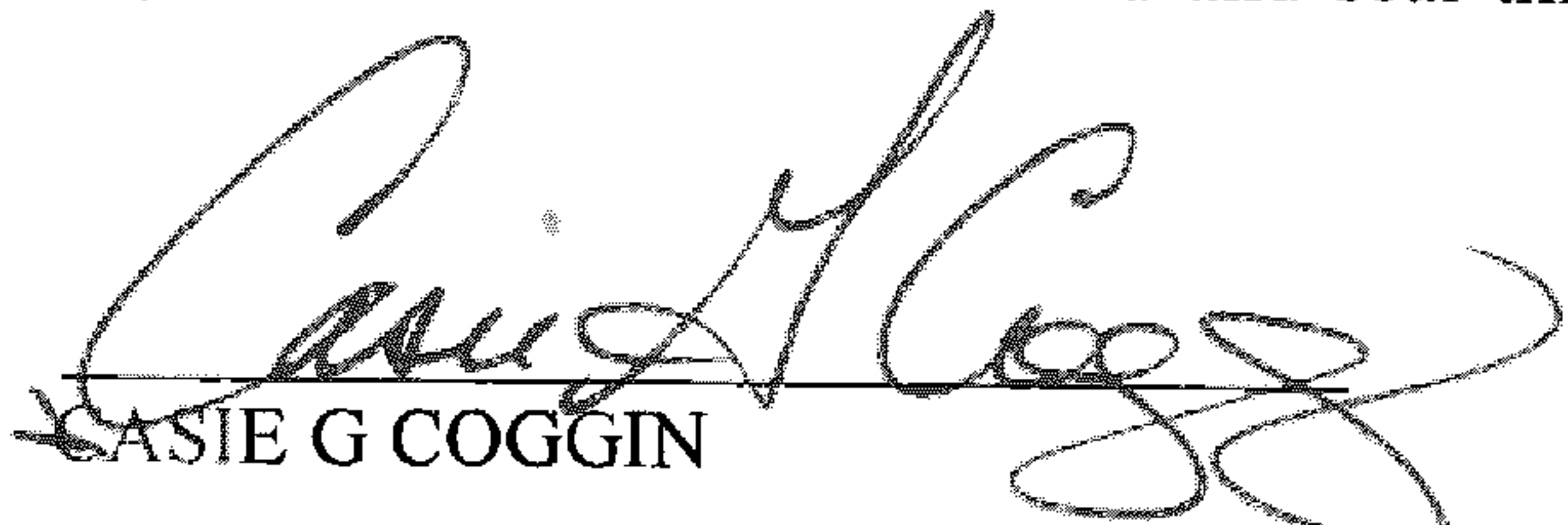
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s) and building line(s) as shown by recorded map.
3. Subdivision restrictions shown on record plat in Map Book 15, page 105, provide for Construction of Single Family Residences only.
4. Right of Way granted to Alabama Power Company by instrument recorded in 1992-26812, in the Probate Office of Shelby County, Alabama.
5. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being recorded in Real 194, page 54, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, page 287-A in said Probate Office, amended by Real 228, page 882; Real 228, page 886; Real 255, page 131; along with supplemental protective covenants being amended in Real 263, page 604; Real 311, page 78 and Supplemental Declaration of Protective Covenants of Brook Highland, an Eddleman Community, 6th Sector, recorded in Real 317, page 767 and in Instrument #1992-16104 and Instrument #1992-20484, Instrument 1993-18798, Instrument 1994-29497, Instrument 1995-01043, and Instrument 1997-06062; Supplementary Declaration of Protective Covenants recorded in Instrument 1998-19414; Amendment to Declaration recorded in Instrument 2001-1342 and corrected and restated in Instrument 2001-4260 in the Probate Office of Shelby County, Alabama.
7. A non-exclusive Easement and Agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated 7-11-88, and recorded in Real 194, page 20 and Real 194, page 43 in the Probate Office of Shelby County, Alabama.


8. Easement and Agreements for the Public Employees Retirement System of Ohio and the Water Works Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 40, in the Probate Office of Shelby County, Alabama.
9. Drainage Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
10. Reciprocal Easement Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates as recorded in Real 125, page 249 and Real 199, page 18, in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48; Deed Book 121, page 294 and Deed Book 127, page 140, in the Probate Office of Shelby County, Alabama.
12. Restrictive Covenants regarding Alabama Power Company recorded in Real 181, page 995 in the Probate Office of Shelby County, Alabama.
13. Restrictions appearing of record in Real 380, page 623 in the Probate Office of Shelby County, Alabama.
14. Restrictions, Limitations, Reservations, Mineral and Mining Rights and Release of Damages appearing of record in Real 392, page 188, in the Probate Office of Shelby County, Alabama.
15. NOTE: Map Book 15, page 105 shows the following reservation: Sink Hole Prone Areas- The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

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 31st day of May, 2023.

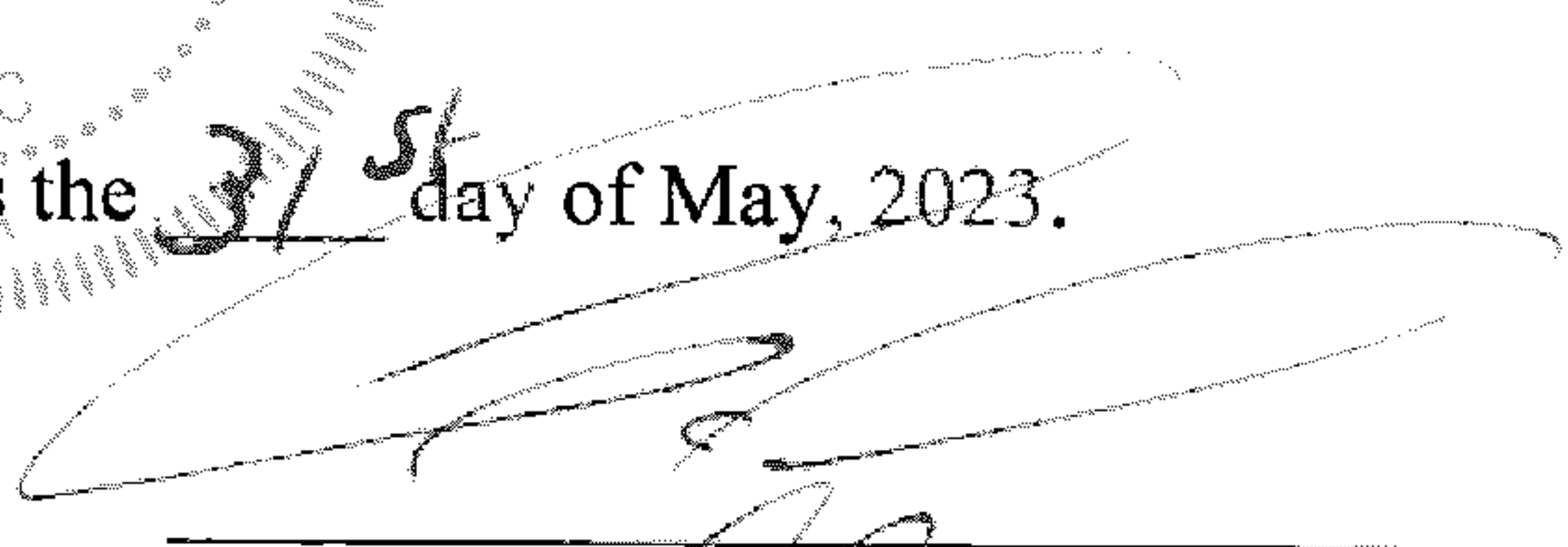

CASIE G COGGIN


KENNETH M COGGIN, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CASIE G COGGIN and KENNETH M COGGIN, JR. 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 31st day of May, 2023.


Notary Public
Print Name: Charles D. Sawant, Jr.
Commission Expires: 4-30-24

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2023 12:22:23 PM
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Allen S. Bayl