

Send tax notice to:
Brixon, LLC

2016 Lindsay Lane
Chelsea, AL 35043

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

TITLE NOT EXAMINED
Consideration: \$125,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TWO MOUNTAINS, LLC, a limited liability company** whose mailing address is: 1500 Resource Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **Brixon, LLC** whose property address is: **2079 LINDSAY LANE, CHELSEA, AL, 35043** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of The Highlands, Phase 1, Sector 3, as recorded in Map Book 48, Pages 39A and 39B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas as more particularly described in the Amended and Restated Declaration of Protective Covenants and Agreement for The Highlands, filed for record in Instrument 2017031300084930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are 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. Building Lines and Easements per map.
3. Restrictions per map.
4. Restrictions as to land use as shown by deeds recorded in Instrument 1995-31770; Instrument 1995-31771 and Instrument 1995-31772, in the Probate Office of Shelby County Alabama.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 19, Page 204; Deed Book 24, page 600; Deed Book 26, page 544; Deed Book 37, page 443; Deed Book 39, page 277; Deed Book 41, page 540; Deed Book 47, page 486; Deed Book 64, page 319; Deed Book 100, page 582; Deed Book 118, page 61 and Deed Book 139, Page 52, in the Probate Office of Shelby County Alabama.
6. Easements, Restrictions and Agreements as set out in Deed of Conservation Easement as recorded in Instrument 20131230000496720 and corrected in Affidavit recorded in Instrument 2016020800038960 in the Probate Office of Shelby County Alabama.
7. Covenants and Agreements as set out in Instrument 20150427000135900, in the Probate Office of Shelby County, Alabama.
8. Easement to City of Pelham for rights of ingress and egress for the purpose of installing and maintaining water lines, pipes and hydrants and other utilities as recorded in Instrument 20151228000438270; Instrument 0151228000438280; Instrument 20151228000438290; Instrument 20151228000438300; Instrument 20151228000438310; Instrument 20151228000438320; Instrument 2016020200034510; Instrument 2016020200034520; Instrument

- 20160512000163330; Instrument 20160907000342100 and Instrument 20170824000308070, in the Probate Office of Shelby County, Alabama.
9. Easement to City of Chelsea for rights of ingress and egress for the purpose of installing and maintaining water lines, pipes and hydrants and other utilities as recorded in Instrument 20161014000377530 in the Probate Office of Shelby County, Alabama.
 10. Easement to Alabama Power Company as recorded in Instrument 20161229000472820; Instrument 20160721000255130; Instrument 2017031400086430; Instrument 20170609000202880 and Instrument 20170612000205130 in the Probate Office of Shelby County, Alabama.
 11. Articles of Incorporation of Highlands Community Homeowner's Association as recorded in Instrument 20160802000289010 in the Probate Office of Shelby County, Alabama.
 12. Amended and Restated Declaration of Protective Covenants as recorded in Instrument 2017031300084930 and amended in Instrument 20170913000333160, in the Probate Office of Shelby County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 they are 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, TWO MOUNTAINS, LLC, by William D Brogdon, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of June, 2023.

TWO MOUNTAINS, LLC


BY: WILLIAM D BROGDON
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as of TWO MOUNTAINS, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 26th day of June, 2023.


Notary Public

Print Name: KAREN M. PORTWOOD

Commission Expires: August 8, 2023

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

08/04/2023 01:31:19 PM

\$150.00 BRITTANI

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