

Send tax notice to:
SYLVIA D GUNTER
2079 BROOK HIGHLAND RIDGE
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

2023320

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Eighty Thousand and 00/100 Dollars (\$780,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **GUANGXIANG G LUO, A SINGLE INDIVIDUAL** whose mailing address is: 845 19th Street South, Birmingham AL 35294 (hereinafter referred to as "Grantors") by **SYLVIA D GUNTER** whose property address is: **2079 BROOK HIGHLAND RIDGE, BIRMINGHAM, AL, 35242** 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 2130-A, according to the Resurvey of Lots 2130 and 2131, in Brook Highland, an Eddleman Community 21st Sector, as recorded in Map Book 18, Page 150, in the Probate Office of Shelby County, Alabama..

SUBJECT TO:

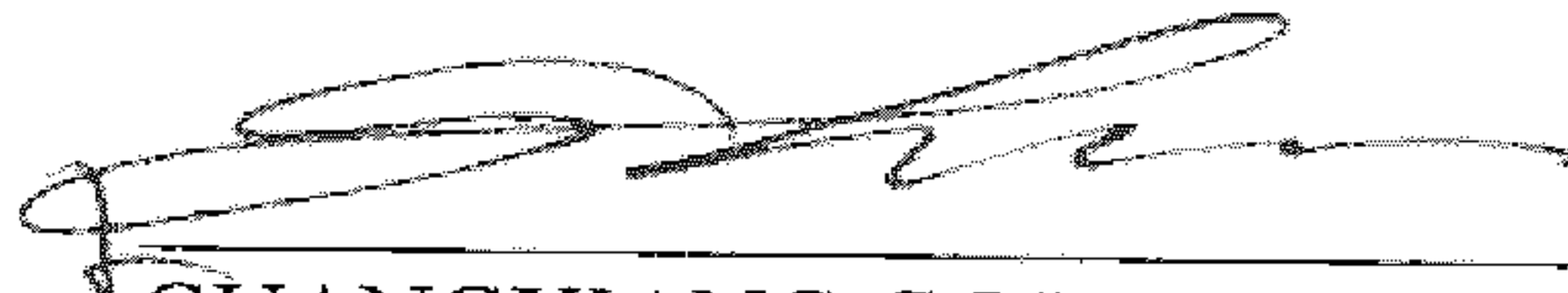
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easements, set backs, sink hole notice and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right-of-Way to Water Works recorded in Inst. No. 1994-9070.
5. Right-of-Way to Birmingham Sewer Board recorded in Inst. No. 1994-9071.
6. Restrictions appearing of record in Inst. No. 1994-9886, Inst. No. 2001-1342 and Inst. No. 2001-426.
7. Terms, provisions, covenants, conditions, restrictions of "Watershed Property", charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Real 194, page 54 and in Inst. No. 1992-20483.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as recorded in Real 194, Page 254, along with Articles of Incorporation of Brook Highland Homeowners Association Inc. as recorded in Real 194, Page 281, and By-Laws thereto as recorded In Real 194, Page 287, along with Supplemental Protective Covenants as recorded in Real 263, page 604, Inst.No.1994-098861 Inst. No. 1997-34700 and Inst. No. 1998-19414.
9. Non-exclusive easement and agreement with the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194; Pages 1, 20, 40 and 43.
10. Drainage agreement recorded in Real 125, page 238.
11. Reciprocal easement as recorded in Real 125, Page 249 and in Real 199, Page 19.
12. Restrictive Covenants and grant of land easement to Alabama Power Company recorded in Real 181, Page 995.
13. Easement for water and sanitary sewer lines as recorded in Inst. No. 1994-09070.

\$0.000 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 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.

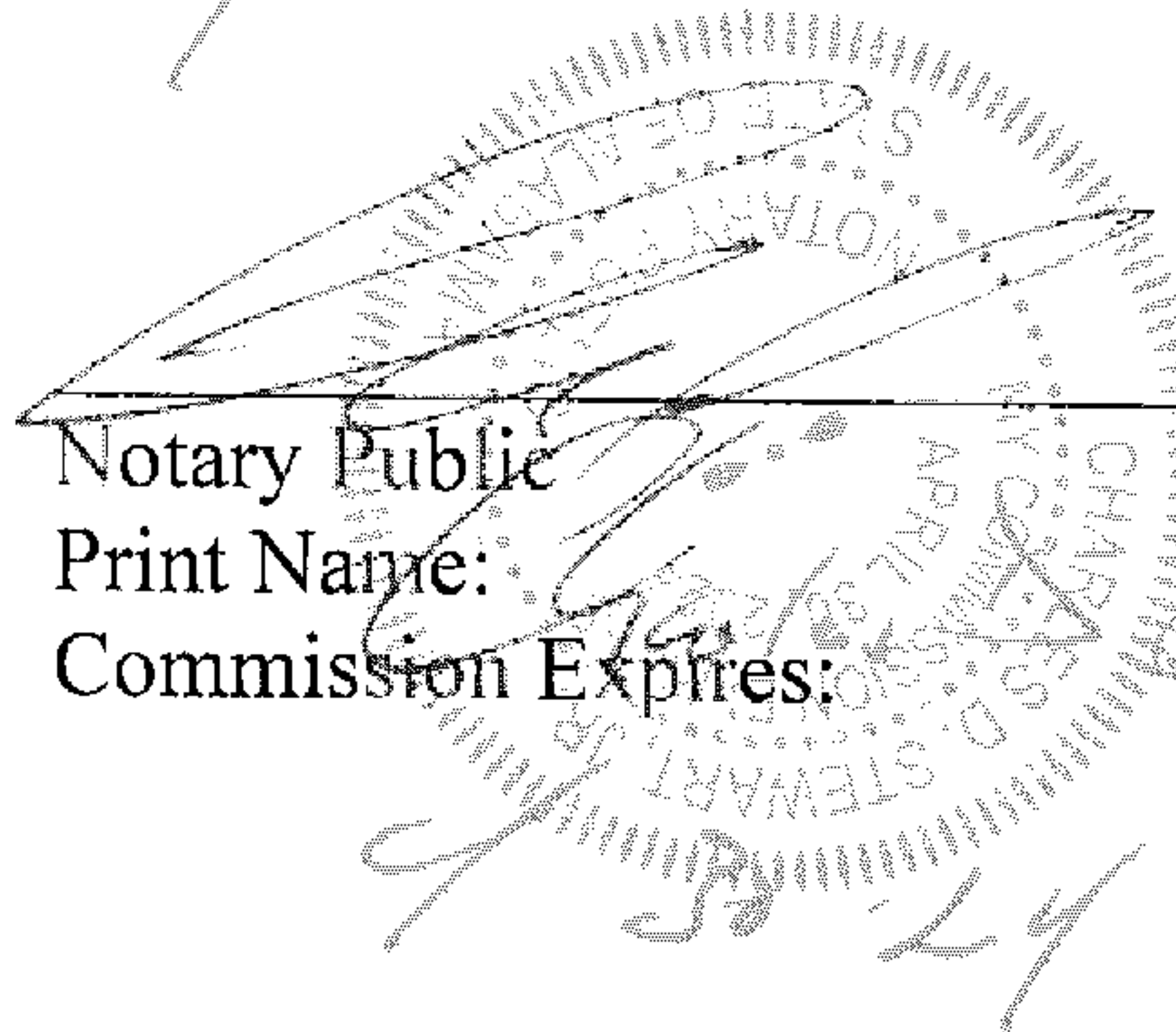
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7 day of October, 2023.


GUANGXIANG G LUO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GUANGXIANG G LUO whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of October, 2023.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 18, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2023 02:22:38 PM
\$805.00 JOANN
20231005000298270

Allen S. Bayl