

Send tax notice to:
KAREN FALK
2072 REGENT PARK LANE
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

2023407

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DELORES MCGILL, A SINGLE INDIVIDUAL** whose mailing address is **829 PORTOBELLO ROAD, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantors") by **MICHAEL FALK and KAREN FALK, HUSBAND AND WIFE**, whose property address is: **2072 REGENT PARK LANE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Three, an Eddleman Community, as recorded in Map Book 39, Page 130 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements 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, Regent Park Neighborhood, to be recorded as Instrument No. 20070223000084910 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, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. All matters as set forth in that plat of Survey of The Village at Highland Lakes, Regent Park Neighborhood, Phase Three, an Eddleman Community, as recorded in Map Book 39, Page 130, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569; and Deed Book 134, Page 411, in said Probate Office.
5. Easement to Alabama Power Company as recorded in Instrument No. 200606300003 14890; Instrument No. 200606300003 15260 and Instrument No. 200606300003 15270, in said Probate Office.
6. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254, and Instrument No. 200606300003 14890; Instrument No. 200606300003 15260 and Instrument No. 200606300003 15270, in said Probate Office.
7. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in said Probate Office.
8. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.
9. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #2006421000186650, in said Probate Office of Shelby County, Alabama, along with Articles

- of Incorporation of Regent Park Neighborhood. as recorded as Instrument #20070223000084910 in the Office of the Judge of Probate of Jefferson County, Alabama.
11. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, a Residential Subdivision, as recorded as Instrument #200702230000849 10 and supplemented in Instrument No. 20070830000408300 and Second Supplement as recorded in Instrument No. 20080501000178840 in said Probate Office.
 12. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #20041202000659280; Instrument #20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670 and amended in Instrument No. 20060712000335740, in said Probate Office.
 13. Articles of Incorporation of The Village at Highland Lakes Improvements District as recorded in Instrument No. 200606300003 15260 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument# 20051213000644260.

\$225,000.00 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 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.

5th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of January, 2024.

Delores McGill
DELORES MCGILL

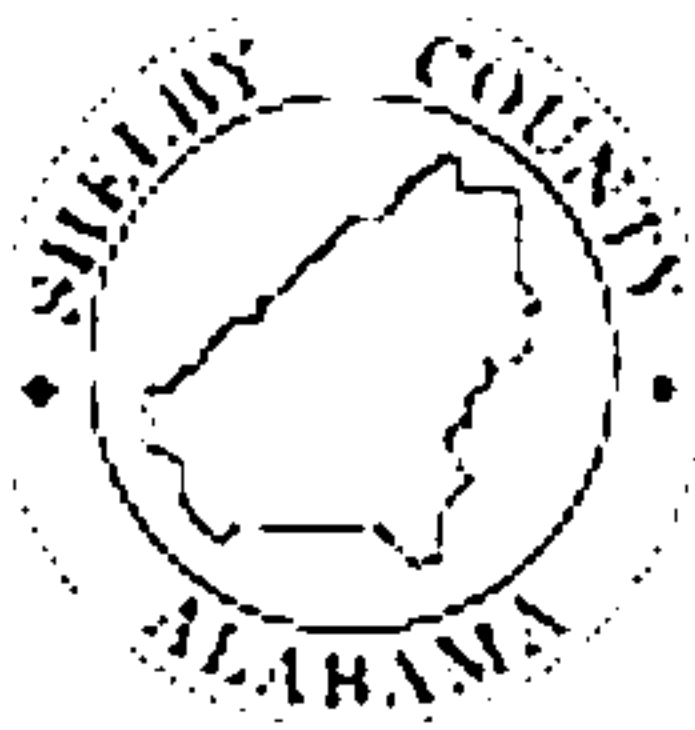
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DELORES MCGILL 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 5th day of January, 2024.

[Signature]
Notary Public
Print Name: Charles J. Fawcett, Jr.
Commission Expires: 3-28-24

NOTARY PUBLIC
STATE OF ALABAMA



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2024 02:50:26 PM
\$320.00 PAYGE
2024010800006650

Allen S. Bayl