

WARRANTY DEED



20240223000047980 1/6 \$1136.00
Shelby Cnty Judge of Probate, AL
02/23/2024 02:00:00 PM FILED/CERT

STATE OF ALABAMA }
 }
SHELBY COUNTY }

AMV \$1,098,960

This indenture, made this the 25 day of January, 2024, between **ROBERT D. LOLLEY and PAMELA P. LOLLEY**, husband and wife, with a mailing address of 2148 Blackridge Road, Hoover, Alabama 35244 (hereinafter called "Grantors"), and **ROBERT DEAN LOLLEY and PAMELA P. LOLLEY**, as trustees of the **ROBERT AND PAMELA LOLLEY TRUST DATED 25th January, 2024**, with a mailing address of 2148 Blackridge Road, Hoover, Alabama 35244 (hereinafter called "Grantee"),

WITNESSETH:

That the Grantors for and in consideration of Ten Dollars and other valuable consideration to the undersigned Grantors in hand paid by Grantee herein, the receipt whereof is acknowledged, have granted, bargained, sold, and conveyed to the Grantee, their interest in and to the following described real estate, lying in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto.

The property described on Exhibit "A" is the homestead of the Grantors.

TO HAVE AND TO HOLD the aforegranted premises to the said Grantee, its heirs and assigns forever.

Shelby County, AL 02/23/2024
State of Alabama
Deed Tax: \$1099.00

And said Grantors do covenant with the Grantee that Grantors are lawfully seized in fee of the aforegranted premises; that the premises is free from all encumbrances; that Grantors have good right to grant and convey the same to the Grantee; and that Grantors will fully warrant the title to said

property and will defend the premises to the Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors caused this Deed to be signed on this 25 day of January, 2024

GRANTORS:



Robert D. Lolley
ROBERT D. LOLLEY
Pamela P. Lolley
PAMELA P. LOLLEY

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, the undersigned authority in and for said County, in said State, hereby certify that **ROBERT D. LOLLEY** and **PAMELA P. LOLLEY**, husband and wife, whose names are signed to the foregoing conveyance, who are each known to me, acknowledged before me on this day, that being informed of the contents of the within conveyance, each executed the same voluntarily and in my physical presence on the day the same bears date.

Given under my hand and official seal this the 25 day of January, 2024.

[Signature]
Notary Public
My Commission Expires: 4/5/26

**THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A
TITLE EXAMINATION BY:**
Chase C. Jordan
Armstrong & Jordan, P.C.
Attorneys at Law
200 Grove Park Lane, Suite 670
Dothan, Alabama 36305

Property Address:
2148 Bladenridge Road
Moore, AL 35244



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EXHIBIT "A"

Lot 1131, according to the Survey of Blackridge Phase 1C, as recorded in Map Book 49, Page 62 A&B, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation: the Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017 and recorded as Instrument 20171204000433480 and Amendment thereto recorded as Instrument 20171204000433490 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), together with all amendments thereto (which together with all amendments thereto, is hereinafter referred to as the "Declaration"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Neighborhood Declaration.*
3. Mining and mineral rights not owned by Grantors.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. All matters which a current and accurate survey and a physical inspection of the Property would reveal.
6. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting the Property.
7. Any Building, as defined in the Declaration, built on each Lot comprising any portion of the Property, shall contain not less than 2,500 square feet of Living Space, as defined in the Declaration (regardless of whether such Building is a singly-story or multi-story home).
8. The minimum building setback requirements for any Building to be constructed, erected, placed or maintained on each Lot comprising any portion of the Property shall be as follows:
 - (a) Front Setback: 35 feet;
 - (b) Side Setback: 10 feet; and
 - (c) Rear Setback: 35 feet.
9. The Repurchase Option and Participation Option, as such terms are defined in the Declaration.
10. All of the remaining terms and provisions of this Deed.

FURTHER SUBJECT TO:


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1. Taxes and assessments for the current year and all subsequent years, which are not yet due and payable.
2. Thirty-five-foot building setback lines as shown on the Final Plat of the Subdivision of Blackridge Phase 1C recorded in Map Book 49, Page 62 A and B as Instrument No. 20180710000244010 in the Probate Office of Shelby County, Alabama on July 10, 2018.
3. Easements as shown on the Final Plat of the Subdivision of Blackridge Phase 1C recorded in Map Book 49, Page 62 A and B as Instrument No. 20180710000244010 in the Probate Office of Shelby County, Alabama on July 10, 2018.
4. Terms, easements, covenants, conditions, restrictions, charges, liens and regulations contained in Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433480 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Amended by First Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433490 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Further amended by Second Amendment to Blackridge Residential Declaration or Covenants, Conditions and Restrictions dated December 19, 2017, recorded in Instrument No. 20171219000452060 in the Probate Office of Probate of Shelby County, Alabama on December 19, 2017. Further amended by Third Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated September 16, 2018, recorded in Instrument No. 20170926000344020 in the Probate Office of Probate of Shelby County, Alabama on September 26, 2018.
5. Annual and/or other special assessments or charges pertaining to the insured premises, as contained in said Declaration of Covenants, Conditions and Restrictions. No liability is assumed for the payment of maintenance assessments as set forth in said Declaration, which assessments shall be subordinate to the lien of first mortgage.
6. Title to all minerals within and underlying the premises, together with all mining and other rights, reservations, provisions and conditions as set forth in deed from CSX Transportation, Inc., a Virginia corporation, to Western Pocahontas Properties Limited Partnership recorded in Real Book 112, page 876 in the Probate Office of Shelby County, Alabama on February 2, 1987, corrected in deed recorded in Real Book 328, page 1 on February 4, 1991.
7. Covenants, restrictions, reservations, including reservation of oil and gas rights, limitations, subsurface conditions, and mineral and mining rights set forth in deed from CSX Transportation, Inc., a Virginia corporation, to Western Pocahontas Properties Limited Partnership recorded in Instrument No. 20020515000229800 in the Probate Office of Shelby County, Alabama on May 15, 2002.
8. Reservation of mineral and mining rights as set forth in Special Warranty Deed from United States Steel Corporation, a Delaware corporation, successor by conversion to United States Steel

LLC, to The Auburn University Foundation, an Alabama not for profit corporation, as Trustee of the J.E. Wilborn Charitable Remainder Unitrust recorded in Instrument No. 2002-04257 in the Probate Office of Shelby County, Alabama on January 24, 2002, Special Warranty Deed from the Auburn University Foundation, an Alabama not for profit corporation, as Trustee of the J.E. Wilborn Charitable Remainder Unitrust recorded in Instrument No. 20050919000483390 on August 16, 2005, and Special Warranty Deed from United States Steel Corporation, a Delaware corporation, successor (by conversion) to United States Steel LLC and remote successor to USX Corporation, to Riverwoods Properties, LLC, an Alabama limited liability company, recorded in Instrument No. 20070502000204170 on May 2, 2007.

9. Telecommunication cable easement in favor of Sprint Communications Company, et al., by Court Order dated November 18, 2011, recorded in Instrument No. 2012021300053280 in the Probate Office of Probate of Shelby County, Alabama on February 13, 2012, and recorded in Instrument No. 2012021700059230 on February 17, 2012.

10. Assignment of Easement Rights by Riverwood Holdings, LLC, an Alabama limited liability company, in favor of Blackridge Partners, LLC, an Alabama limited liability company, dated December 30, 2015, recorded in Instrument No. 20151230000443770 in the Probate Office of Probate of Shelby County, Alabama on December 30, 2015.

11. Any loss or claim arising out of fact a portion of the property appears to be former railroad lands as conveyed by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, a limited liability company in the State of Alabama, dated May 16, 2017, as recorded in Inst. No. 20170517000171950 in the Probate Office of Shelby County, Alabama on May 17, 2017.

12. Any loss or claim arising out of fact a portion of the property appears to be former railroad lands as conveyed by Special Warranty Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, a limited liability company in the State of Alabama, dated May 16, 2017, as recorded in Inst. No. 20170517000171960 in the Probate Office of Shelby County, Alabama on May 17, 2017.

13. Restrictions, terms and conditions contained in Special Warranty Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, an Alabama limited liability company, dated May 16, 2017, as recorded in Inst. No. 20170517000171960 in the Probate Office of Shelby County, Alabama on May 17, 2017.

14. Right of way Agreement in favor of the Water Works Board of the City of Birmingham for water pipeline purposes dated September 7, 2017, recorded in Inst. No. 20170918000338670 in the Probate Office of Shelby County Alabama on September 18, 2017.

15. Easement - Pole Line in favor of Alabama Power Company dated March 7, 2018, recorded in Instrument No. 20180316000088220 in the Probate Office of Shelby County, Alabama on March 16, 2018.

16. Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company dated March 7, 2018, recorded in Instrument No. 20180316000088230 in the Probate

Office of Shelby County, Alabama on March 16, 2018; and Easement recorded on June 14, 2019 in Instrument Number: 20190614000210790.

17. 1. As to Blackridge Lake:

- (a) Rights, if any, of the property owners abutting Blackridge Lake or adjoining streams or water in and to the waters of the lake and in and to bed thereof.
- (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom.
- (c) Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.
- (d) The consequence of any change in the location or the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Blackridge Lake lake.

This is a Lake Lot, as defined in the Declaration.

18. Subject to City Ordinances recorded 9/20/2019 in Inst No. 20190920000345380. 20190920000345390 1111d 20190920000345400 in the office of the Judge of probate of Shelby County, Alabama.

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