

Send tax notice to:
FRANK OWENS
128 SOUTHLEDGE
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

2024038

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SYLVIA M MCQUEEN, AND SPOUSE, WENDY ADAMS**, whose mailing address is: **10710 NW 66th Street #308, Miami, FL 33178** (hereinafter referred to as "Grantors") by **FRANK OWENS and RUSHAN OWENS** whose property address is: **128 SOUTHLEDGE, 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 1839, according to the Survey of Highland Lakes, 18th Sector, an Eddleman Community, as recorded in Map Book 26, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst.# 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 18th Sector, Phase II, recorded as Instrument No. 20021125000589270 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. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities

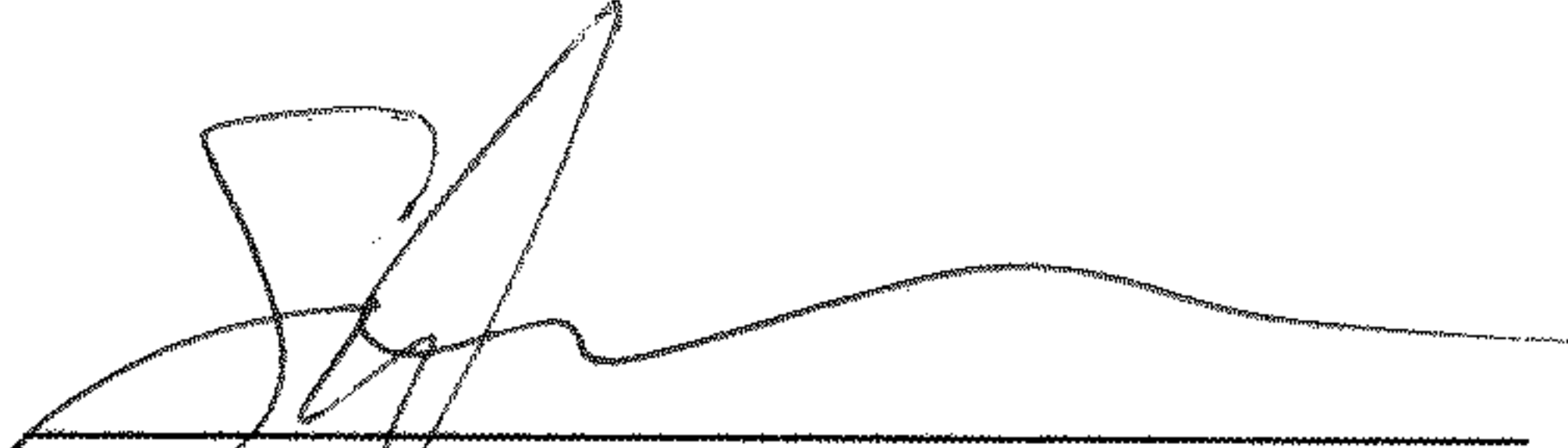
- relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 81, Page 417, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1994-7111 and amended in Instrument No. 1996-17543; Instrument No. 1999-31095 and Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision with respect to Eighteenth Sector as recorded in Instrument No. 20151230000442910, in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County.
 4. Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others and maintenance of Lake property described within Instrument No. 1993-15705.
 5. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704 in Probate Office.
 6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Eighteenth Sector, as recorded in Instrument No. 2000-15021.
 7. Public utility easements as shown by recorded plat, including any tree buffer line shown thereon.
 8. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a) Front, rear and side setback as per plot plan which must be approved by the ARC.
 9. Restrictions, limitations and conditions as set out in Map Book 26, Page 130.
 10. Right of way granted to Shelby County as recorded in Book 196, Page 246.
 11. Right of way granted to Alabama Power Company as recorded in Book 111, Page 408, Book 109, Page 70, Book 149, Page 380, Book 173, Page 364, Book 276, Page 670, Book 134, Page 408, Book 133, Page 212, Book 133, Page 210 & 212, Real Volume 31, Page 355 and Instrument No. 1994-1186.
 12. Subdivision restrictions shown on recorded plat in Map Book 26, Page 130, provide for construction of single family residence only.
 13. Declaration of Vacation of Easement as recorded in Instrument No. 20131213000479170.


\$490,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6 day of March, 2024.



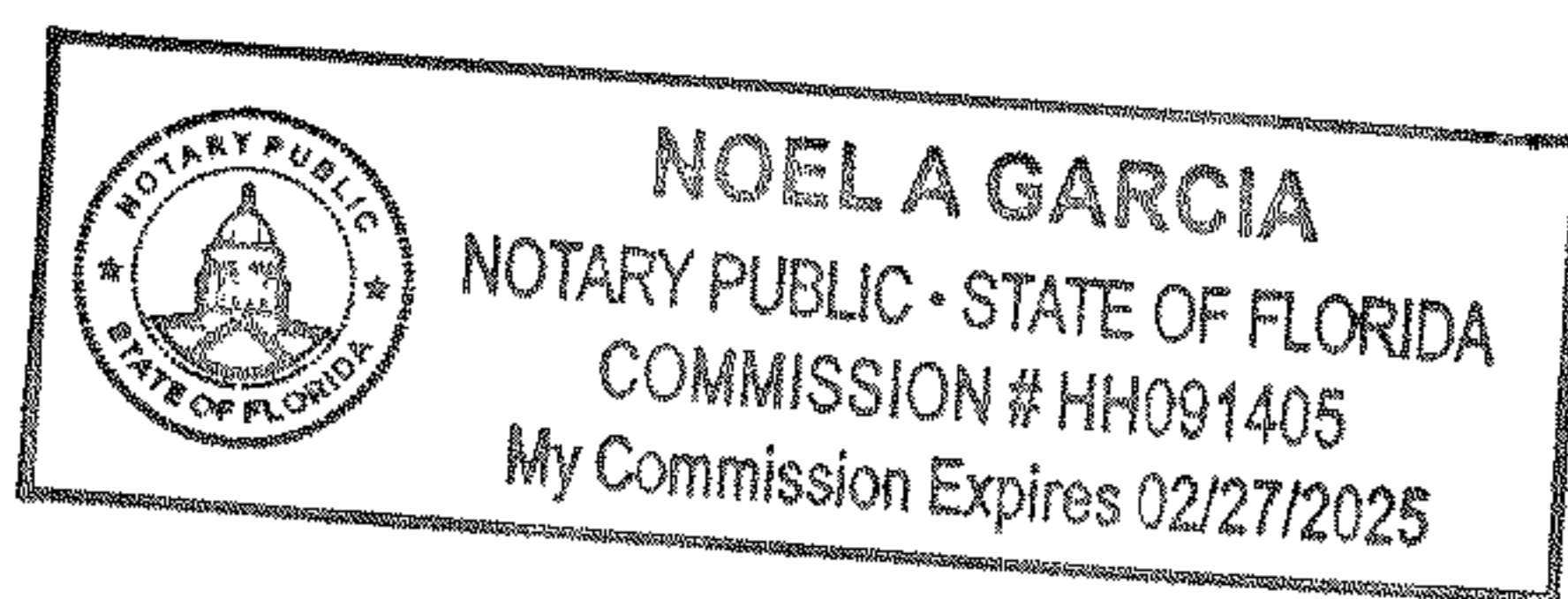
SYLVIA M MCQUEEN



WENDY ADAMS

STATE OF FLORIDA
COUNTY OF Miami Dade

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SYLVIA M MCQUEEN and WENDY ADAMS 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 6 day of March, 2024.





Notary Public
Print Name: Noel A Garcia
Commission Expires: 2.27.2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2024 11:33:00 AM
\$728.00 JOANN
20240313000068250

Allie S. Bayl