

Send tax notice to:
Ronald Stunda
1075 Highland Village Trail
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

2024065

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Reed P Nitto and Melanie Nitto, husband and wife** whose mailing address is **1120 Legacy Drive, Hoover, AL 35242**, (hereinafter referred to as "Grantors") by **Ronald Stunda and Pamela Stunda** whose property address is: **1075 Highland Village Trail, 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 73, according to the 2nd Amendment to the Amended Map of The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A, B, C, D and E, 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 more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restriction for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument #20060421000186670, 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. Easement(s), building line(s) and restriction(s) 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. 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. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 & 254; Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270, in said Probate Office.
6. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264, in said Probate Office.
7. Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.
8. 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.
9. 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 No. 20060421000186650, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Village Residential Association, Inc. as recorded in Instrument No. 2006031400012830, in the Office of the Judge of Probate of Jefferson County, Alabama.

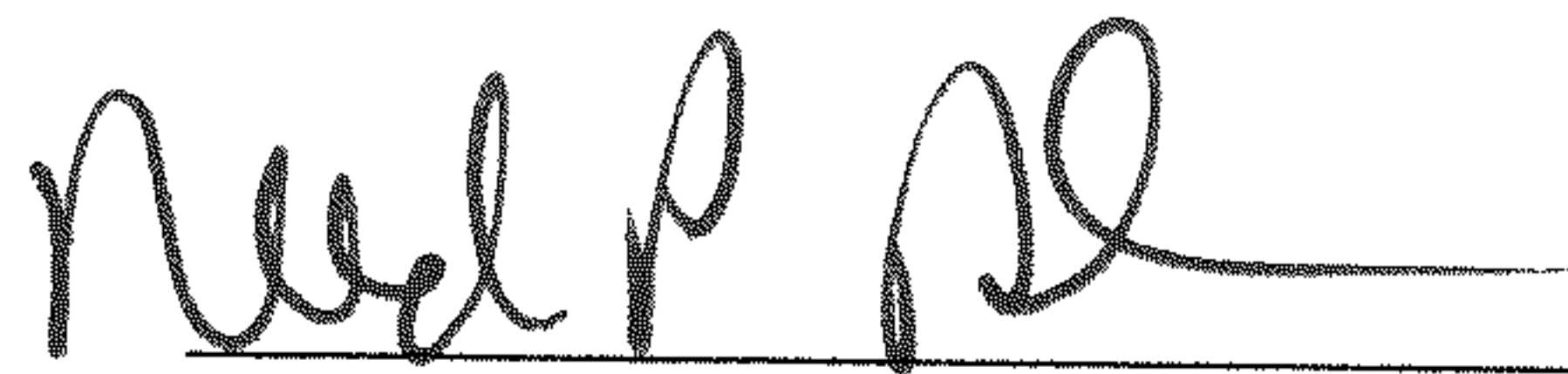
- 10. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sector One, as recorded in Instrument No. 20060421000186670, in said Probate Office.
- 11. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041202000659280, Instrument No. 20060224000089280, Instrument No. 20060421000186650, and Instrument No. 20060421000186670; Amended in Instrument No. 20060712000335740, in said Probate Office.
- 12. Notice of Final Assessment of Real property by The Village at Highland Lakes
- 13. Improvement District as recorded in Instrument No. 20051213000644260.

\$385,000.00 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.

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



Reed P Nitto

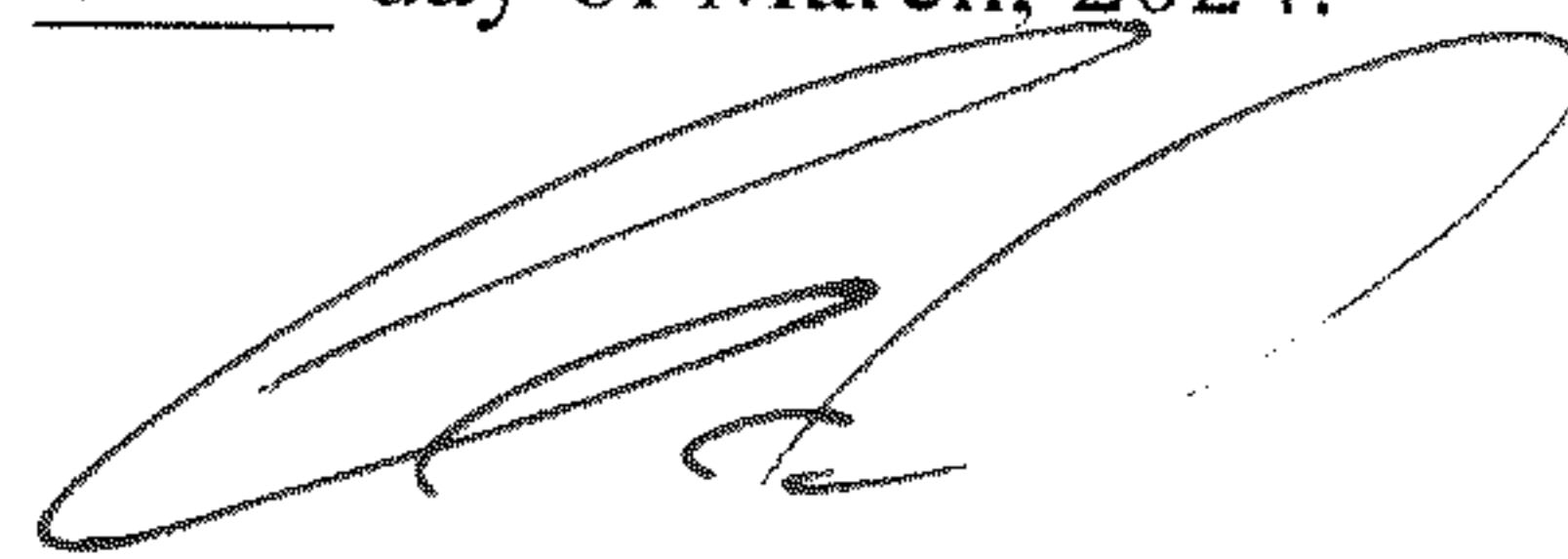


Melanie Nitto

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reed P Nitto and Melanie Nitto 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 15 day of March, 2024.

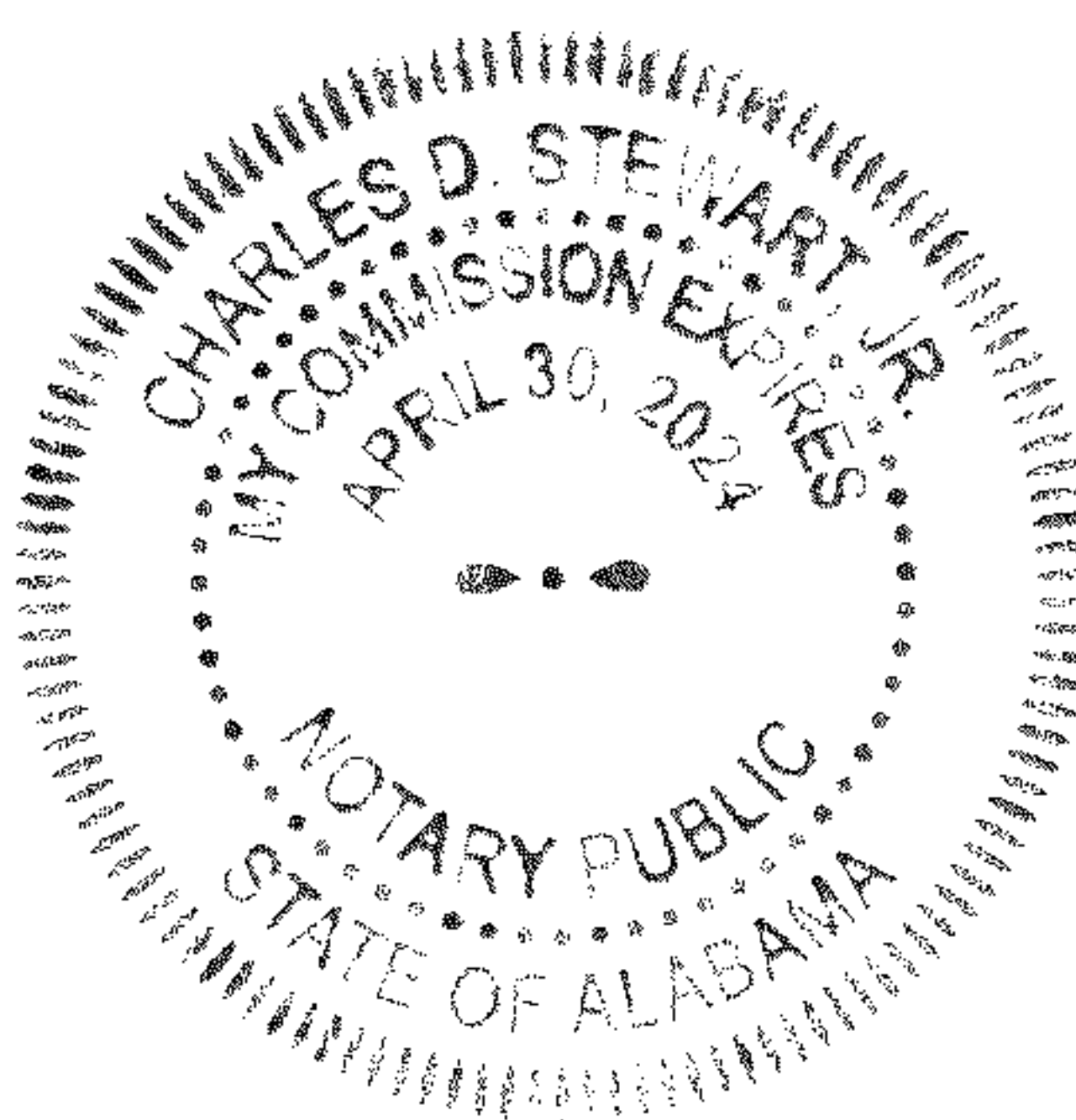


Notary Public

Print Name:

Commission Expires:

Charles D Stewart, Jr
4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2024 02:59:36 PM
\$615.00 PAYGE
20240319000075340

Alli S. Bayl