

Send tax notice to:
John Albert Bickelmann
165 Highland Park Drive
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

2024133T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$559,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Phillip C Genry, Jr. and Erica P Genry, husband and wife**, whose mailing address is 1103 Dunnivant Valley Rd Bham 35242 (hereinafter referred to as "Grantors") by **John Albert Bickelmann and Lauren Marie Bickelmann** whose property address is: **165 Highland Park Drive, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1513, according to the Survey of Highland Lakes, 15th Sector, as recorded in Map Book 23, page 133, in the Office of the Judge of Probate of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 15th Sector, recorded as Instrument #1998-12384 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Highland Lakes, 15th Sector, as recorded in Map Book 23, page 133, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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 including those recorded in Deed Book 81, page 417; Instrument #1998-7776; Instrument #1998-7777 and Instrument #1998-7778. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Declaration of Easements and Master Protective Covenants for 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 #1994-07111, and further amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama.

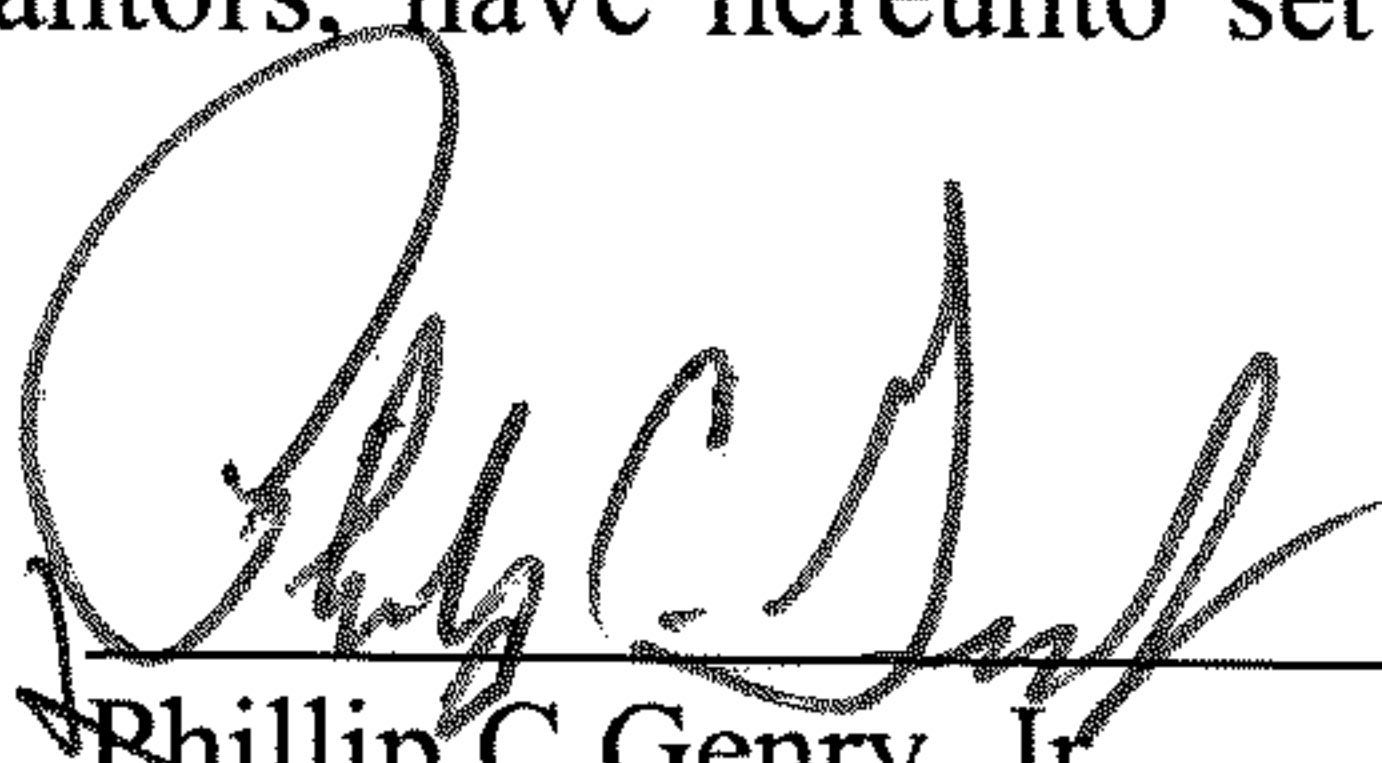
5. Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 15th Sector, recorded as Instrument #1998-12384; Instrument #1998-24722 and Instrument #1998-31095, in the Probate Office of Shelby County, Alabama.
6. Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument #9402/3947.
7. Right of way to Alabama Power Company 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 and 212; Real Volume 31, page 355; Instrument #1994-1186 and Instrument #1999-12010.
8. Lake Easement Agreement recorded in Instrument #1993-15705.
9. Right of way to Shelby County recorded in Book 196, page 246.
10. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
11. Riparian and other rights created by the fact the property lies adjacent to Highland Lake.
12. Cable Agreement as recorded in Instrument #1997-19422.

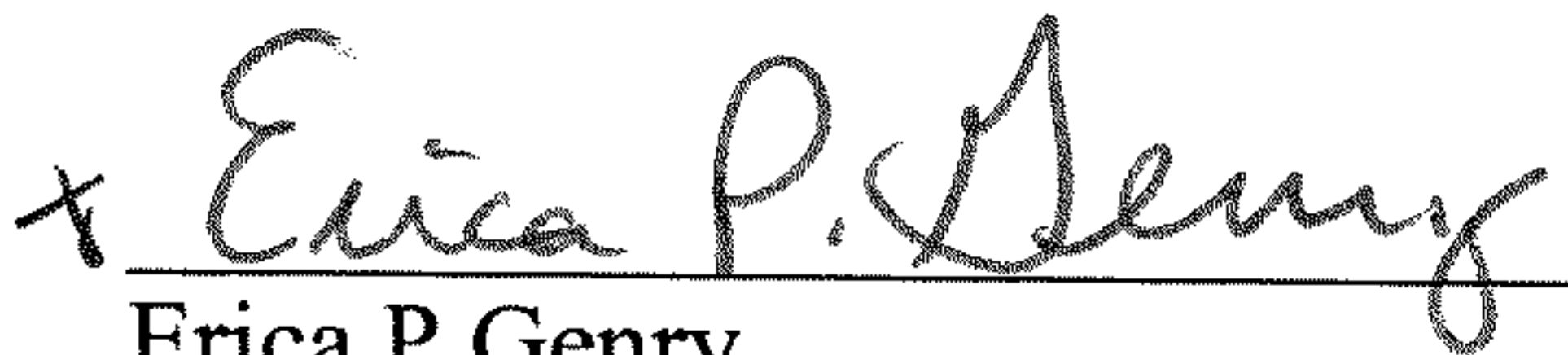
\$467,152.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 0th day of May, 2024.

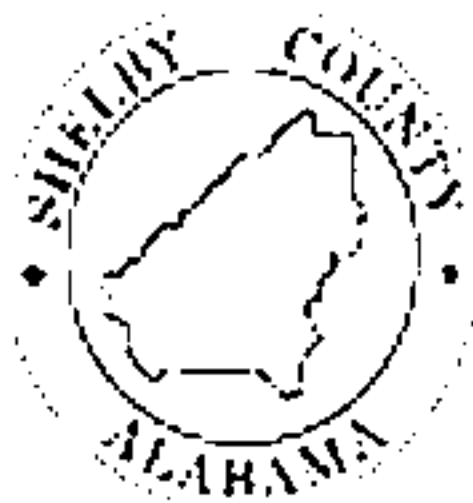

Phillip C Genry, Jr.

x 
Erica P Genry

STATE OF ALABAMA
COUNTY OF SHELBY

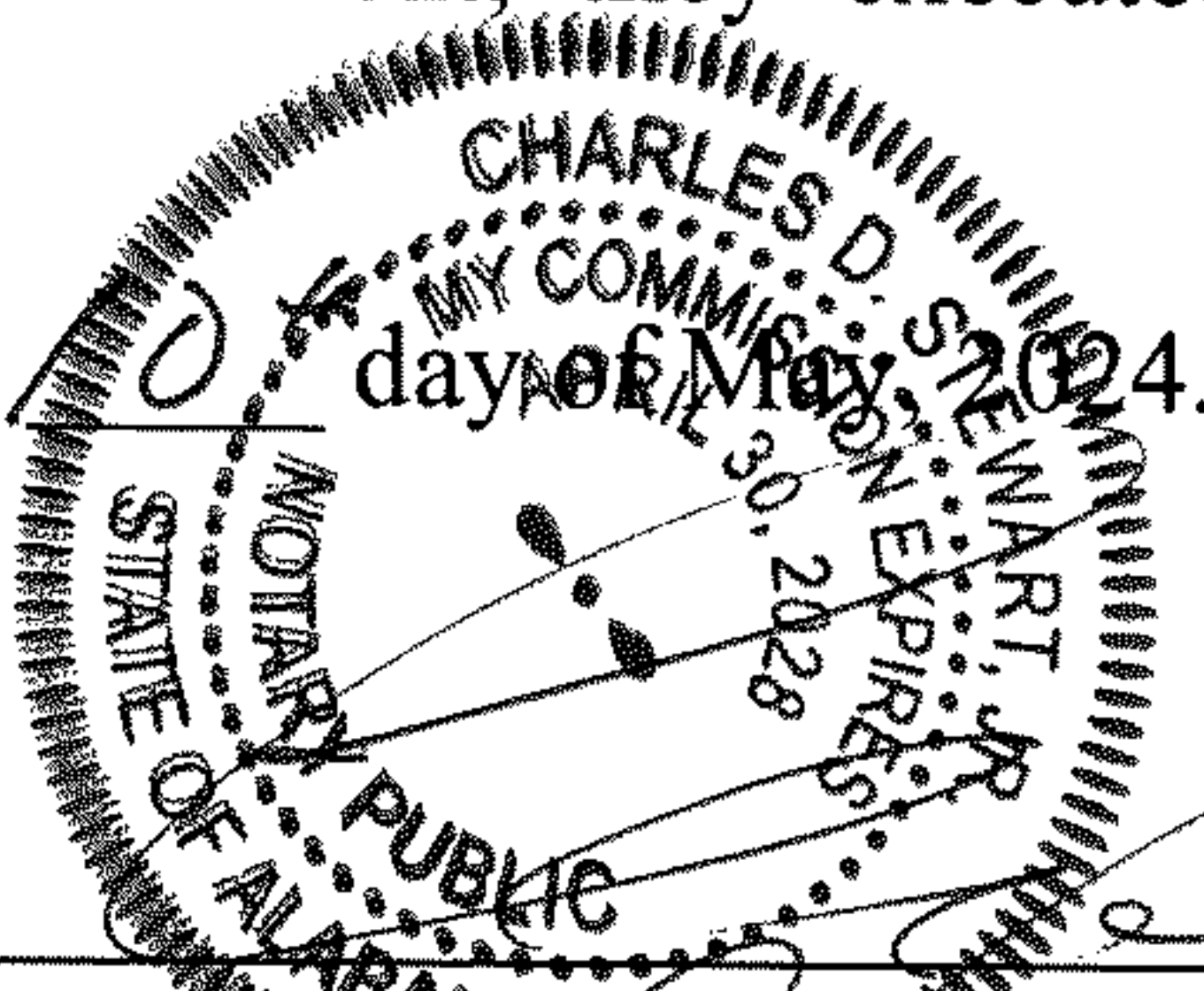
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip C Genry, Jr. and Erica P Genry whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 0th day of May, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2024 09:44:33 AM
\$118.00 PAYGE
20240513000140200

Allen S. Byrd


Notary Public
Print Name: *Charles D. Smart, Jr.*
Commission Expires: *05/30/28*