

Send tax notice to:  
Ryan Tyler  
1009 Drayton Way  
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

2024164T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Five Thousand and 00/100 Dollars (\$645,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Anita Gail Seibert, an unmarried individual**, whose mailing address is 118 Ashford Circle, Birmingham AL 35242 (hereinafter referred to as "Grantor") by **Ryan Tyler and Nicole Tyler** whose property address is: **1009 Drayton Way, Birmingham, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, joint tenant with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 22-60, according to the Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A - C, in the Probate Office of Shelby County, Alabama.**

**Together with the 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 in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, as recorded as Instrument #20060605000263860 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 setback lines as shown on the recorded Map of Highland Lakes, 22nd Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, page 94 A - C, in the Probate Office 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 Instrument #1998-7776; Instrument #1998-7777; Instrument #1998-7778 and Instrument #1999-40620.
4. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property recorded in Instrument #1993-15705.
5. Easement for ingress and egress recorded in Instrument #1993-15704.
6. Cable Agreement recorded in Instrument #1997-19422.


8. Covenants, conditions and restrictions as recorded in Instrument #1994-07111; Instrument #1996-17543; Instrument #1999-31095, Instrument #9402/3947; and Instrument #20060605000263860.
9. Articles of Incorporation and Covenants and Restrictions of Highland Lakes Residential Association, Inc. recorded in Instrument #9402/3947. Right of way in favor of Birmingham Water and Sewer Board as recorded in Instrument #1998-34387; Instrument #1995-34035 and Instrument #2001-49794.

Earlene S Seibert, who reserved a life estate in Instrument 20140618000185130 in the Probate Office of Shelby County, Alabama, died on December 13, 2014.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

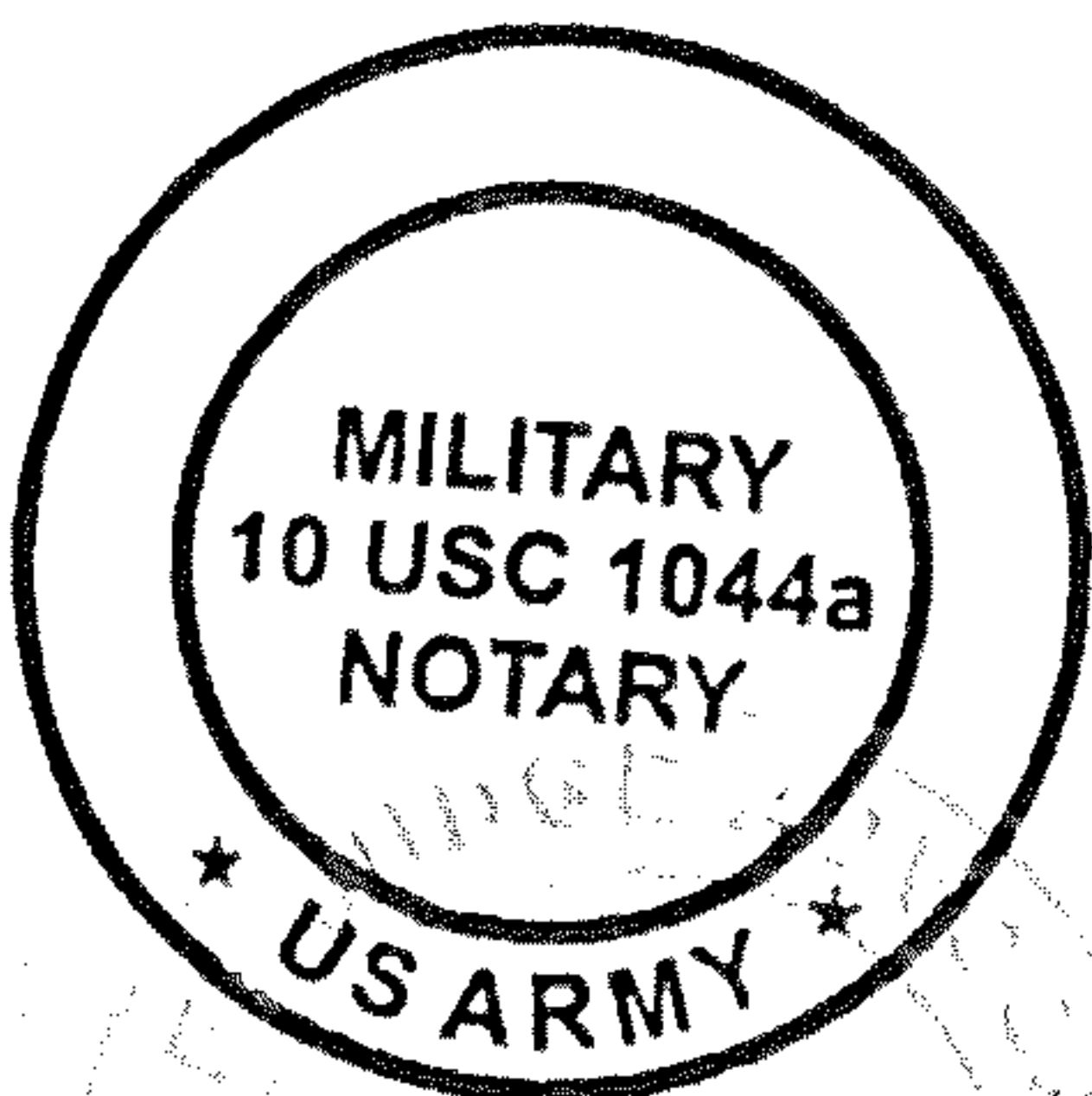
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said Grantor, Anita Gail Seibert, by and through her Attorney in Fact, Johnny Ray Bass, has hereunto set its hand and seal this the 17 day of May, 2024.

  
Anita Gail Seibert by and through her  
Attorney in Fact Johnny Ray Bass

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Ray Bass, whose name as Attorney In Fact for Anita Gail Seibert is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such Attorney in Fact, executed the same voluntarily for and as the act of Anita Gail Seibert, on the day the same bears date.

Given under my hand and official seal this the 17 day of May, 2024.



  
Notary Public  
Print Name:  
Commission Expires:

**WITH GENERAL POWERS  
OF NOTARY PUBLIC  
ARTICLE 136, UCMJ  
10 USC, SECTION 1044a**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/23/2024 01:10:04 PM  
\$670.00 PAYGE  
20240523000154020**

