

Send tax notice to:
Anthony Mauro
2133 Eagle Ridge 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
Shelby COUNTY

2024206

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Two Thousand and 00/100 Dollars (\$372,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lydia Kathleen Woods Robertson FKA Lydia Kathleen Woods, a married woman**, whose mailing address is **2961 Kelham Grove Way, Birmingham, AL 35242**, (hereinafter referred to as "Grantor") by **Anthony W Mauro** whose property address is: **2133 Eagle Ridge Drive, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, page 133 A & B, in the Probate Office of Shelby County, Alabama.

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. Such state of facts as set out on recorded plat of Towns at Brook Highland, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 30, page 133 A & B, in the Office of the Judge of Probate of Shelby County, AL.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20030530000335780, Instrument No. 20031002000663650 and Instrument No. 20031003000665710, and any amendments thereto, in the Probate Office of Shelby County, AL.
4. Right of way owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.
5. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage in subject property, as shown by instrument recorded in Map Book 30 pages 133 A & B in the Probate Office.
6. Easement to Alabama power Company as recorded in Real 220, page 521; Real 220, page 532, and Real 207, page 380, in the Probate Office.
7. Title 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 Book 327, page 553 in the Probate Office.
8. Restrictive Agreement as set out in that certain Deed recorded in Instrument No. 2000-16172 in the Probate Office of Shelby County, Alabama.
9. Non-beneficial terms and conditions contained in the Grading Easement recorded in Instrument No. 2001-16285 in the Probate Office of Shelby County, AL.
10. Draining and Flow easement recorded in Real 67, page 950, in the Probate Office of Shelby County, Alabama.
11. Declaration of Protective Covenants recorded in Real 194, page 54, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
12. Agreement concerning electric service to NCNB/Brook Highland, as set out in Real 306, page 119 in the Probate Office of Shelby County, Alabama.

\$365,262.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Lydia Kathleen Woods and Lydia Kathleen Woods Robertson are one and the same person.

This property is not the homestead of the grantor nor that of her spouse.

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.

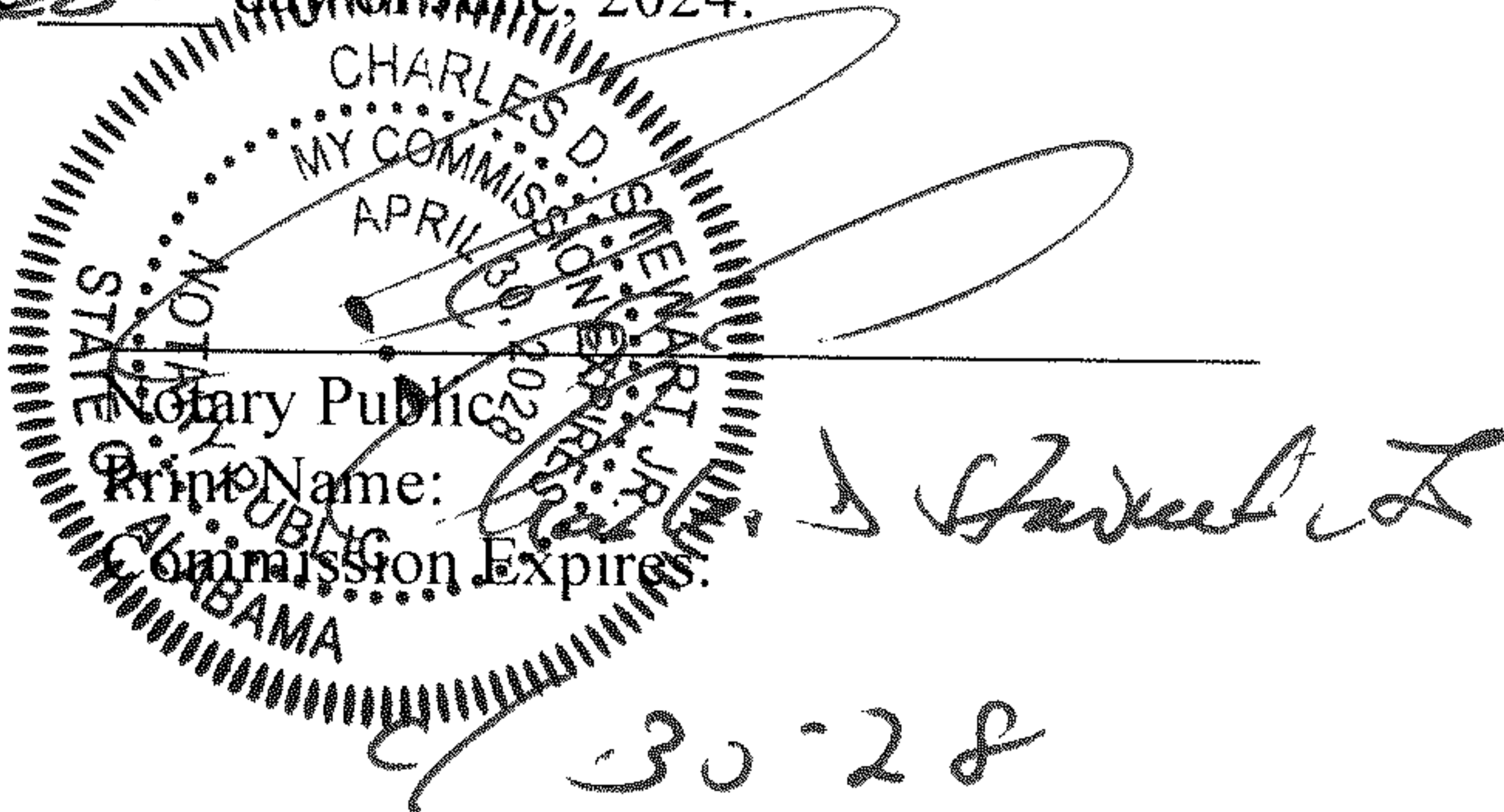
28th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of June, 2024.


Lydia Kathleen Woods Robertson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lydia Kathleen Woods Robertson 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 28th day of June, 2024.





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2024 11:40:54 AM
\$32.00 PAYGE
20240701000196230

