

THIS INSTRUMENT WAS PREPARED BY:


**Collin R. Walker, Esq.
The Majors Law Firm
3684 Cahaba Beach Rd
Birmingham, AL 35242**

**Send Tax Notice to:
Steven Silvio
6061 English Village Lane
Birmingham, AL 35242**

GENERAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

)
)


20240703000201930 1/4 \$159.00
Shelby Cnty Judge of Probate, AL
07/03/2024 10:39:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of other good and valuable consideration and the sum of **Six-Hundred-Forty-Thousand-and-00/100-Dollars (\$640,000)**, in hand paid to the undersigned Ryan Tyler and Angel Nicole Tyler, a married couple (GRANTOR), by Steven Silvio and Caroline Silvio, a married couple, as joint tenants, with right of survivorship, (GRANTEE) the receipt of which is hereby acknowledged, the said GRANTOR do by these present, grant, bargain, sell, and convey unto GRANTEE the following described real estate, located and situated in the County of Shelby, and State of Alabama, to-wit:

Legal Description: Lot 4-19, according to the Map and Survey of the Village at Highland Lakes Sector Four – English Village Neighborhood, as recorded in Map Book. 44, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways and Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for the Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector Four, recorded as Instrument No. 20150430000142220, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”).

Parcel ID Numbers: 09 2 04 0 009 019.000

The property being conveyed through this instrument is the homestead of Grantor.

\$512,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The property is conveyed subject to the following:


Shelby County, AL 07/03/2024
State of Alabama
Deed Tax: \$128.00

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
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, are not insured herein.
4. Restrictions appearing of record in Instrument No. 2006-33574; Instrument No. 2017-27828; Instrument No. 2006-18667; Instrument No. 2006-18665; Instrument No. 2006-1283; Instrument No. 2015-14222; Instrument No. 2015-44282; Instrument No. 2004-65928 and Instrument No. 2006-8928.
5. Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument No. 20051209000637840 and notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument No. 20051213000644260.
6. Memorandum of Sewer Service Agreement regarding the Village at Highland Lakes in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760.
7. Right-of-way granted to Alabama Power Company recorded in Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 2006060000315270.
8. Grant of land easement and restrictive covenants in favor of Alabama Power Company as set forth in Instrument No. 20060828000422180 and Instrument No. 2008280004222190.
9. All documents and/or instruments of record.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.


TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; and said GRANTOR do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28 day of
June, 2024.



Ryan Tyler (Signature)

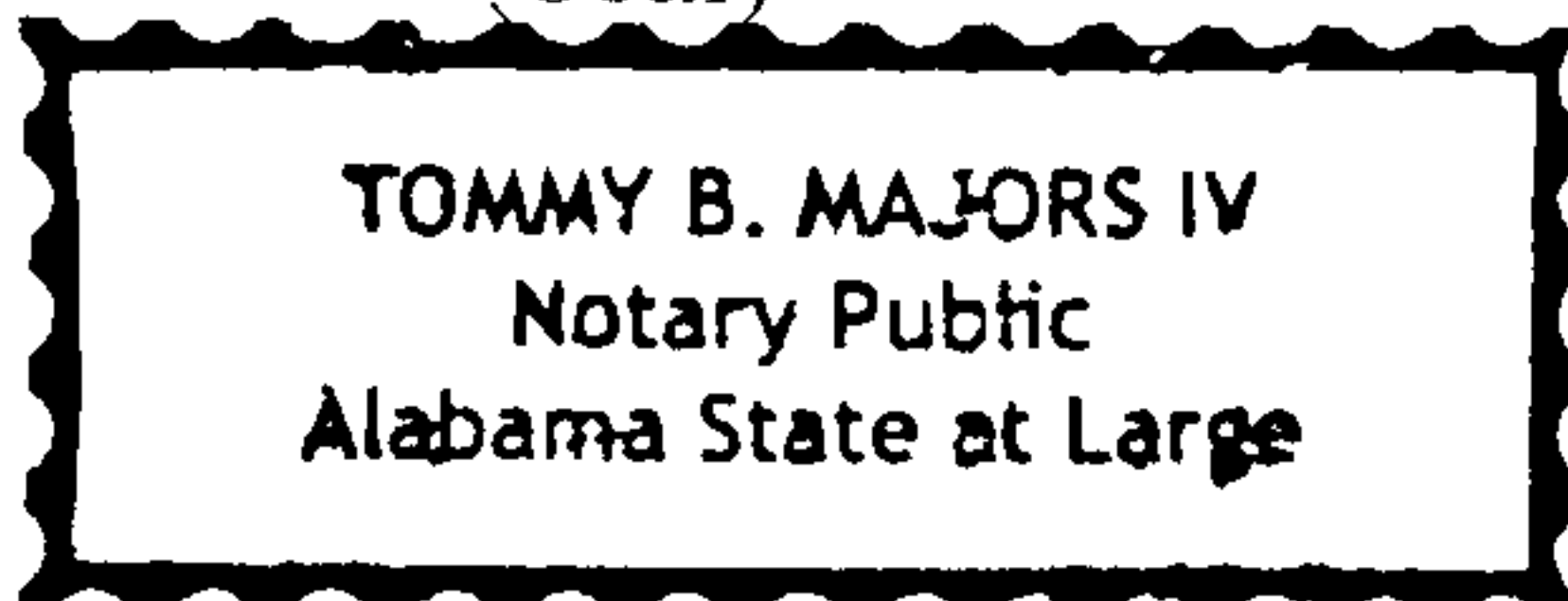
STATE OF Alabama)
COUNTY OF Shelby)

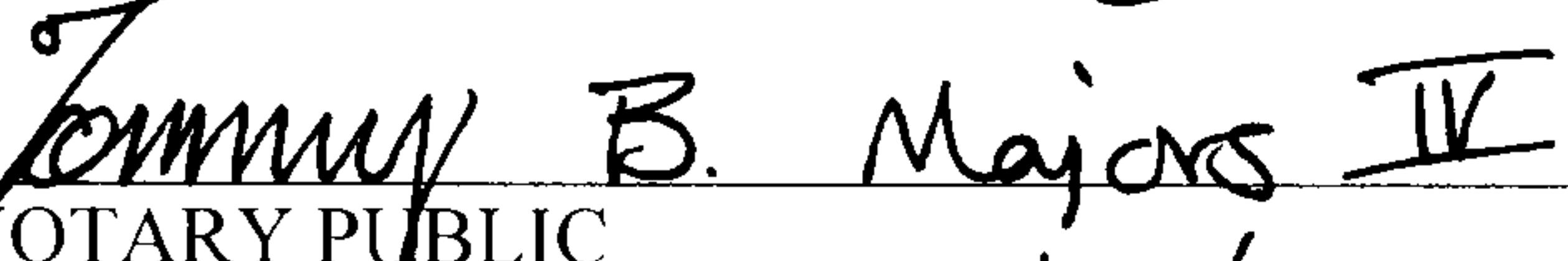

20240703000201930 3/4 \$159.00
Shelby Cnty Judge of Probate, AL
07/03/2024 10:39:39 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ryan Tyler, whose name 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
instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 28, day of June 2024.

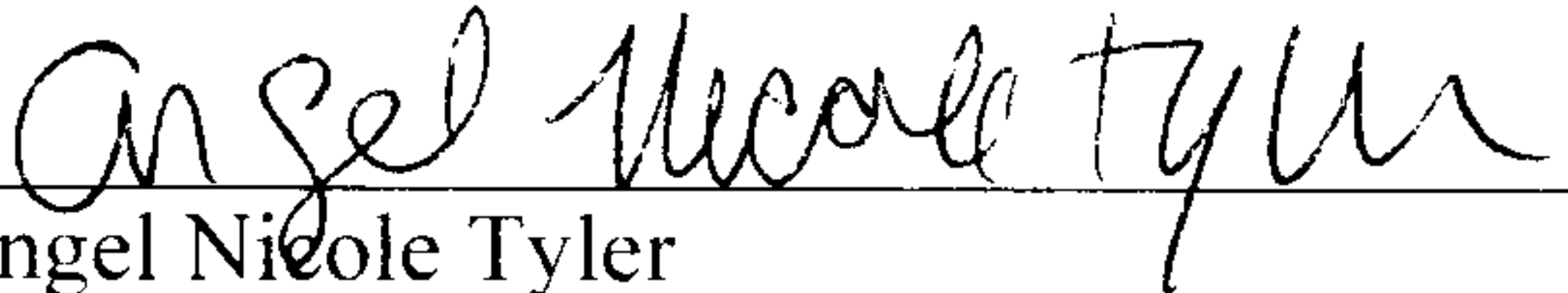
(Seal)





NOTARY PUBLIC
My commission expires: 08/12/2026

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 28 day of
June, 2024.



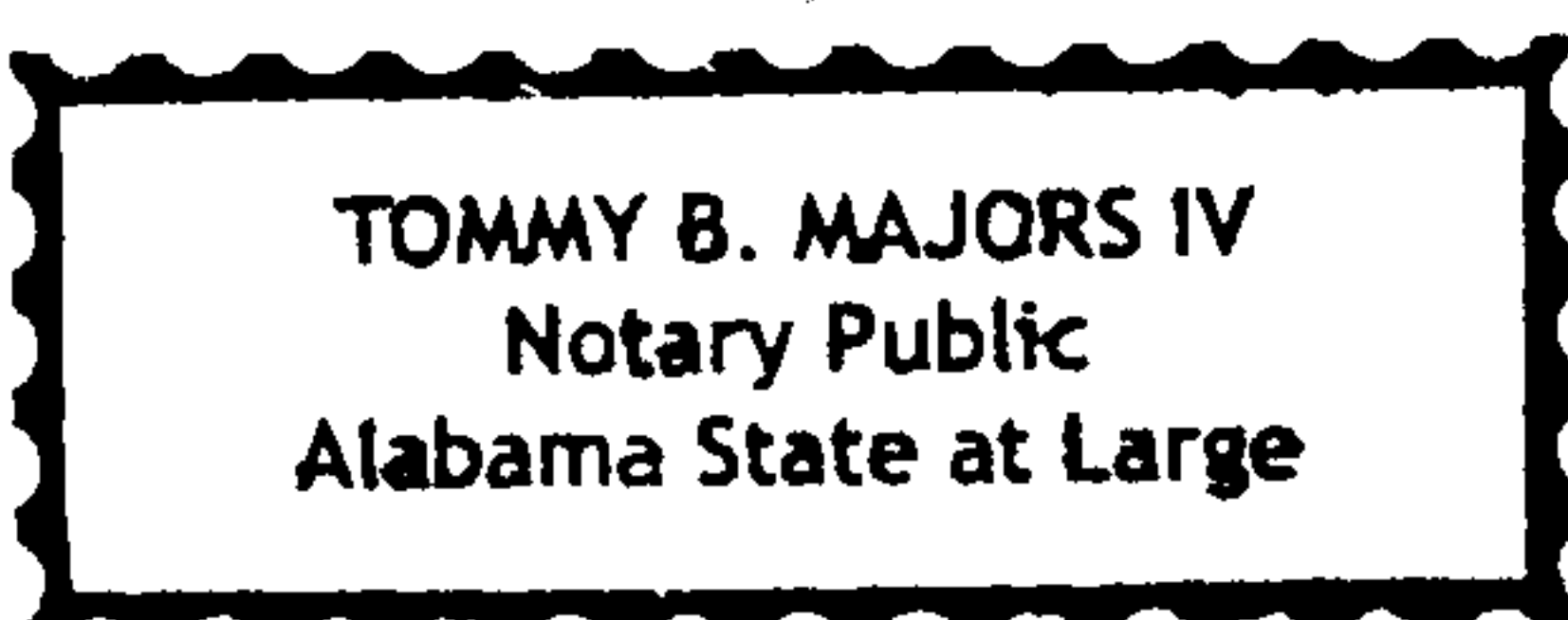
Angel Nicole Tyler (Signature)

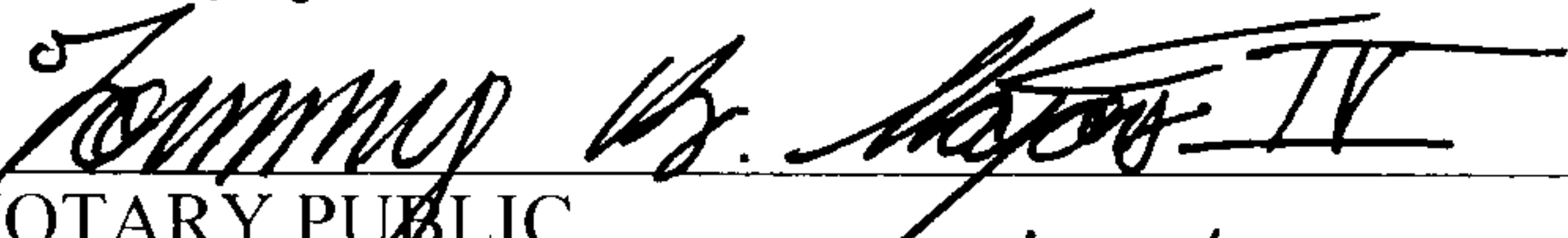
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Angel Nicole Tyler, whose name 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
instrument, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand this 28, day of June 2024.

(Seal)





NOTARY PUBLIC
My commission expires: 08/12/2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Ryan Tyler and Angel Nicol
Mailing Address 1009 Drayton Way
Birmingham, AL 35242


Grantee's Name Steven and Caroline Silvio
Mailing Address 6061 English Village Ln
Birmingham, AL 35242

Property Address 6061 English Village Ln
Birmingham, AL 35242

Date of Sale June 28, 2024
Total Purchase Price \$640,000

or
Actual Value \$

or
Assessor's Market Value \$


20240703000201930 4/4 \$159.00
Shelby Cnty Judge of Probate, AL
07/03/2024 10:39:39 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 28, 2024

Print Collin R. Walker

☒ Unattested

(verified by)

Sign

Collin R. Walker

(Grantor/Grantee/Owner/Agent) circle one