

Send tax notice to:
Angela D Weir
231 Highland View 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

2024234T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Doug Sweet, II and Corinne A Sweet, husband and wife** whose mailing address is **550 Highland Park Circle, Birmingham, AL 35242** (hereinafter referred to as "Grantors") by **Angela D Weir and Birdie Oldom Weir** whose property address is: **231 Highland View Drive, 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 627, according to the Amended Map of Highland Lakes, 6th Sector, an Eddleman Community, as recorded in Map Book 23, page 153 A & B, 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, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 6th Sector, recorded as Instrument #1998-12385, 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. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, now shown by the public record.
3. Rights or claims of parties in possession not shown by public records.
4. Restrictions, public utility easements and setback lines, as shown on the recorded Amended Map of Highland Lakes, 6th Sector, an Eddleman Community, as recorded in Map Book 23, page 153 A & B, in the Probate Office of Shelby County, Alabama.
5. 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 Book 28, page 237.
6. 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, amended in Instrument #1996-17543, in said Probate Office of Shelby County, Alabama.
7. 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. Riparian and other rights created by the fact the property lies adjacent to Highland Lake.
8. 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 and Instrument #1994-1186.
9. Right of way to Shelby County recorded in Book 196, page 246.
10. Agreement with Alabama Power Company recorded in Instrument #1994-1186.
11. Release of damages recorded in Instrument #1996-03295.

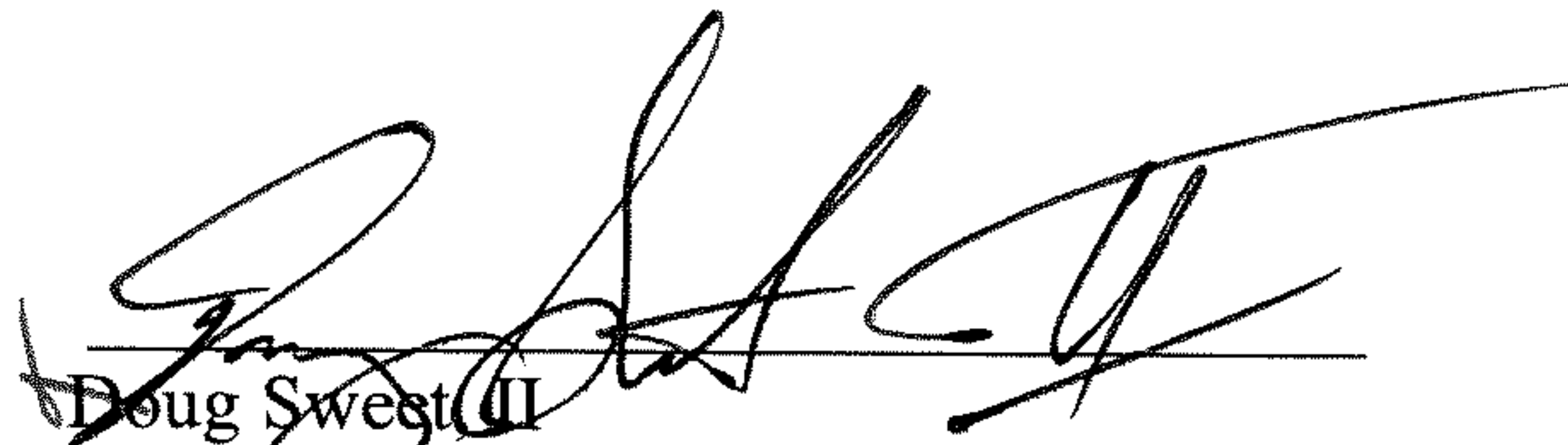
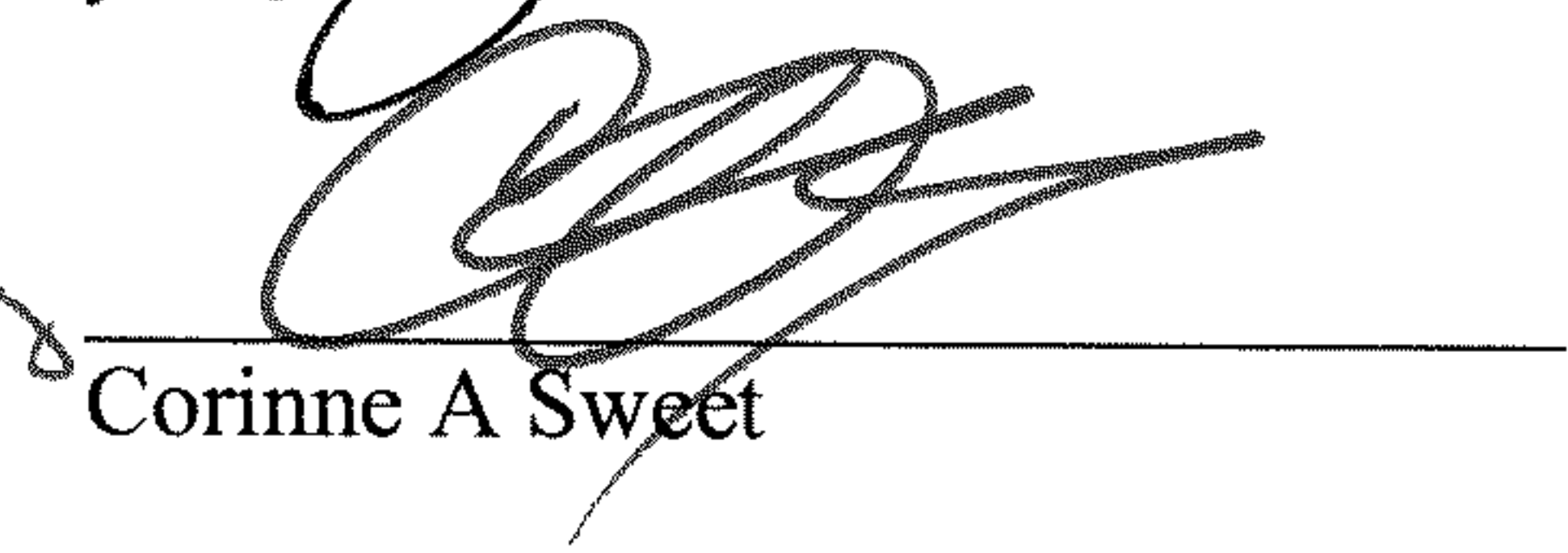
12. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others and maintenance of Lake Property described within Instrument #1993-15705.
13. Covenants, Conditions and Restrictions as recorded in Instrument #1998-29632; Instrument #1998-29633; Instrument #1998-31695; Instrument #1998-48289 and Instrument #1998-12385.
14. Right of way granted to Birmingham Water Works Board as recorded in Instrument #1994-8359.

\$150,000.00 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.

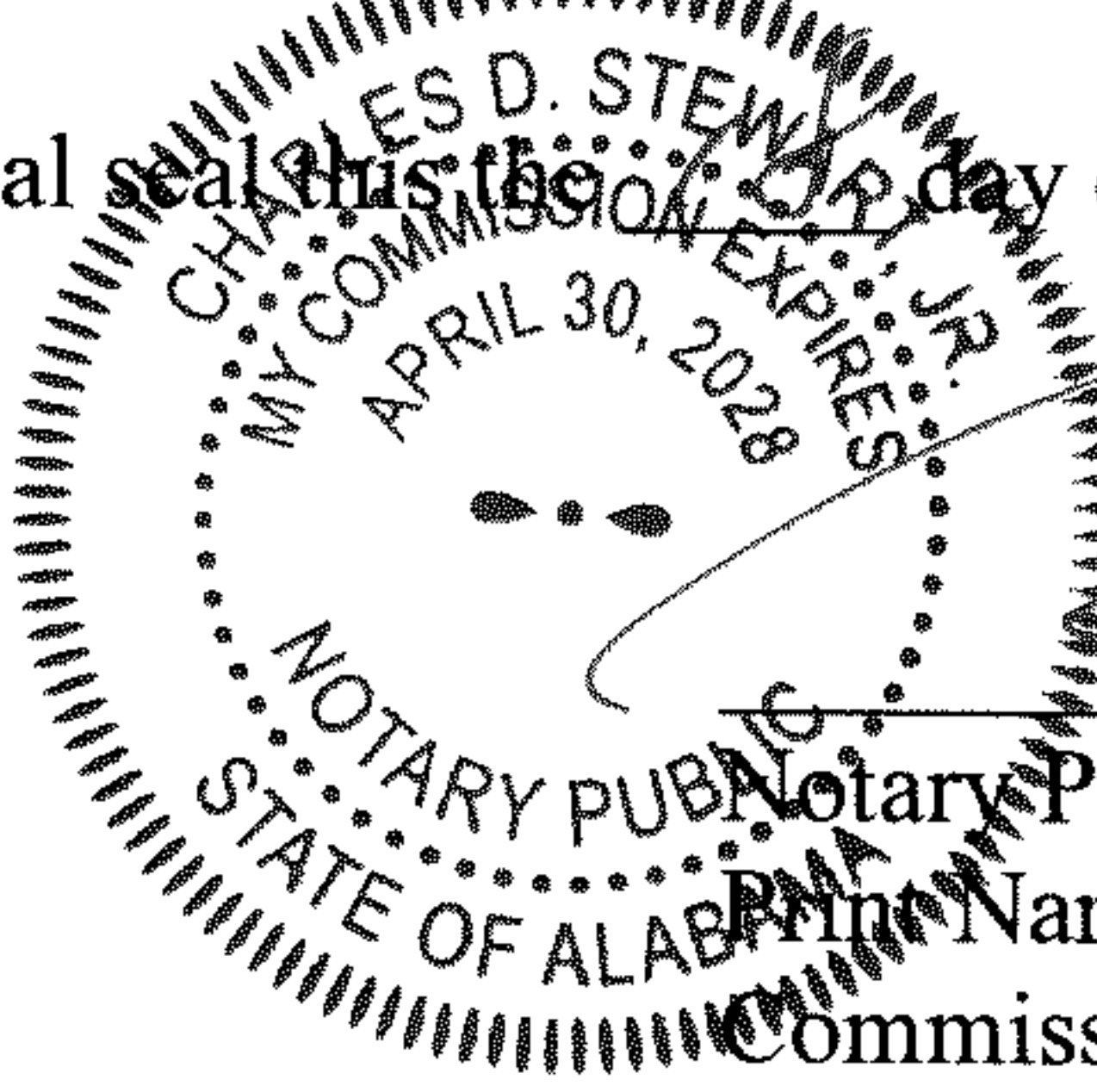
18 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of July, 2024.


Doug Sweet, II

Corinne A Sweet

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doug Sweet, II and Corinne A Sweet 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 30 day of July, 2024.


Notary Public
Name: Charles D Stewart
Commission Expires: 4.30.28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2024 11:25:59 AM
\$75.00 LAURA
20240730000234760

Alle S. Bayl