

Send tax notice to:
Siavash Shaddel
2316 River Ridge Road
Arlington, TX 76017-0000

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024252

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Six Hundred Fifty Thousand and 00/100 Dollars (\$1,650,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **William E Bussey, Jr. and Betty W Bussey, husband and wife**, whose mailing address is **134 Sundown Ridge, Alexander City, AL 35010**, (hereinafter referred to as "Grantors") by **Siavash Shaddel and Fariba Madandoost** whose property address is: **360 Highland View 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 30-07, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with 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 as Instrument #1994-07111, and amended in Instrument No. 1196-17543, 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, 30th Sector, recorded as Instrument #20050531000260070 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

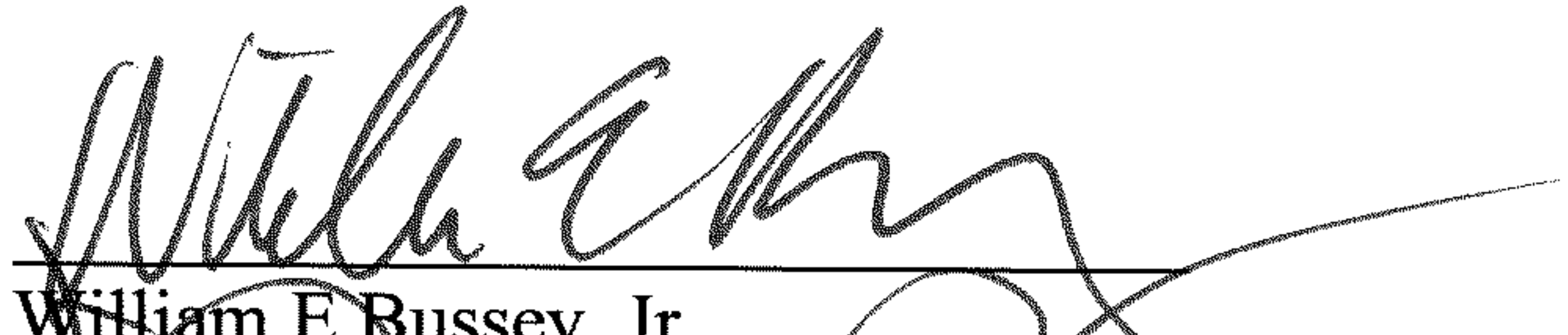
1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Restrictions appearing of record in Inst. No. 2005-36007.
5. Restrictions, easements and rights of way as listed in Inst. No. 2006-5913.
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 Inst. No. 1994-07111 and in instrument recorded as Inst. No. 20050531000260070, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Inst. No. 9402/3947.
7. Declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, Thirtieth Sector, as recorded as Inst. No. 20050531000260070.

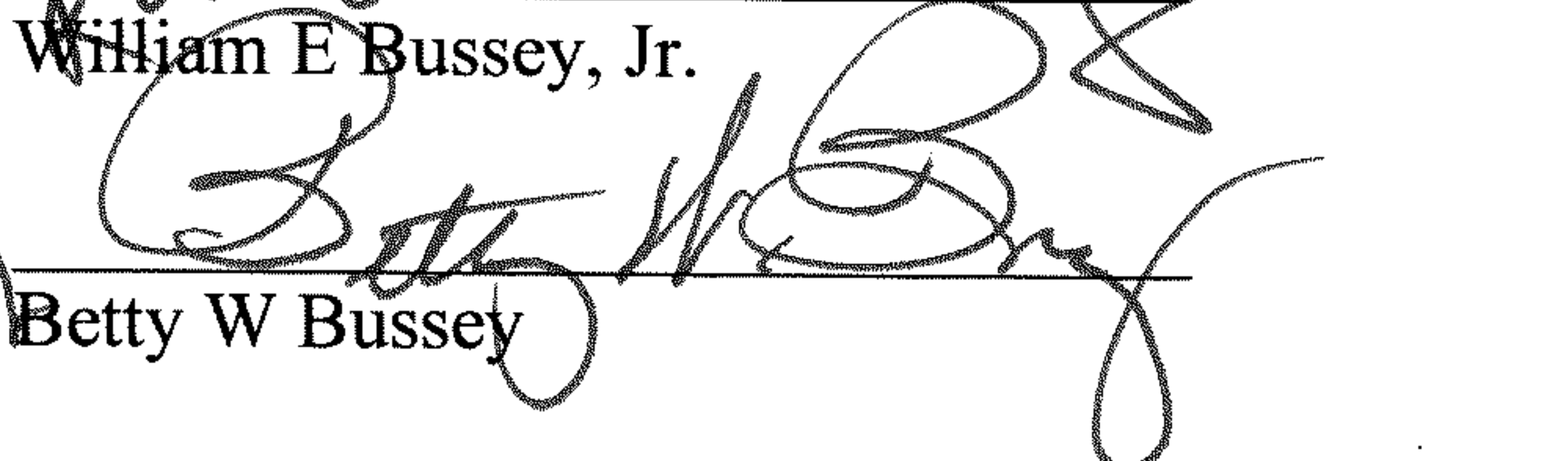
7. Declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, Thirtieth Sector, as recorded as Inst. No. 20050531000260070.
8. Right-of-way granted to Alabama Power Company recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 173, Page 364; Book 276, Page 670; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355.
9. Right-of-way granted to Shelby County recorded in Book 196, Page 246.
10. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in Inst. No. 1994-1186.
11. Riparian rights owners in and to the use of Lake, if any.
12. Lake Easement Agreement providing for easements, use by others, and maintenance of Lake Property described within Inst. No. 1993-15705.
13. Easement for ingress and egress to serve Highland Lakes Development, recorded as Inst. No. 1993-15704.
14. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision to Alabama Power Company as recorded in Inst. No. 2050203000056300.
15. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as reference in Inst. No. 20050422000192660.

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 5th day of August, 2024.

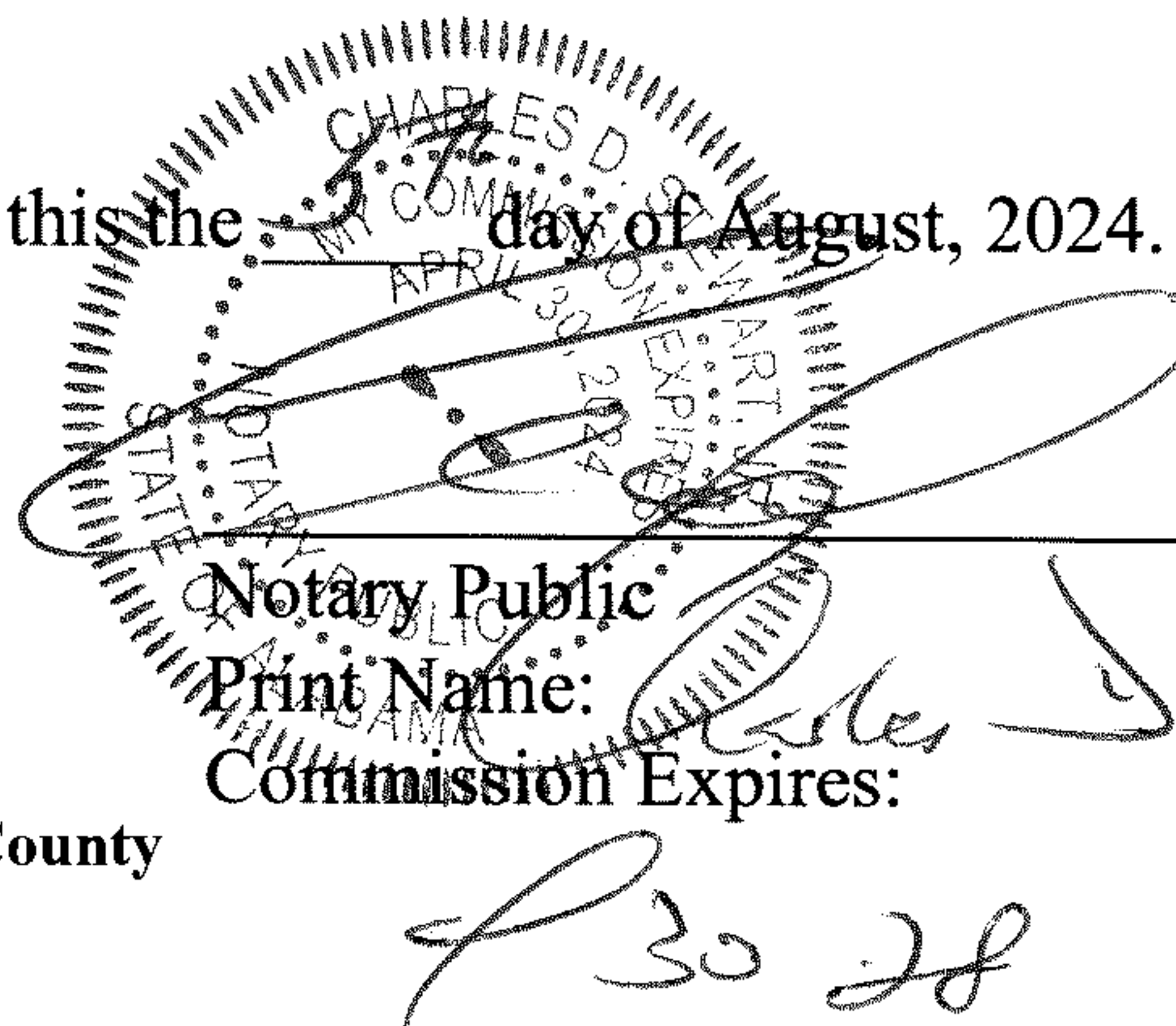

William E Bussey, Jr.


Betty W Bussey

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E Bussey, Jr. and Betty W Bussey 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 5th day of August, 2024.


Notary Public
Print Name: Charles D. Smith
Commission Expires: April 30, 2024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/06/2024 08:25:23 AM
\$1675.00 BRITTANI
20240806000243220



Allen S. Bayl