

20240826000265560
08/26/2024 11:05:55 AM
DEEDS 1/3

**RE RECORDED TO CORRECT NAME OF GRANTOR TO
MICHAEL C. GUEST**

State of Alabama)
County of Shelby)

GUEST

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of six hundred ninety thousand and no/100 dollars (\$690,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Michael C. ~~XXXX~~ a single individual (Grantor) whose mailing address is 1200 Highland Lakes Trail, Birmingham, Alabama 35242, does grant, bargain, sell and convey unto Milton Miller and Pamela Miller (Grantees) whose address is 1200 Highland Lakes Trail, Birmingham, Alabama 35242 as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 153, according to the Survey of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, pages 37 A, B, C, D, E, F and G, in the Probate Office of 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 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 Supplementary Declaration and Amendment as recorded in Instrument 20151230000442930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). aka 1200 Highland Lakes Trail, Birmingham, Alabama 35242

Subject to:

Ad Valorem Taxes due October 1, 2024

Easement(s) and Subdivision restrictions shown on record Plat in Map Book 18, pages 37 A, B, C, D, E, F & G, provide for Construction of Single Family Residences only.

The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama.

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; amended in Instrument 1999-31095 and further amended in Instrument 20220203000049840, in the Probate Office of Shelby County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, as recorded as Instrument 1994-07112; as amended in Instrument 1996-17543; Supplementary Declaration and Amendment as recorded in Instrument 20151230000442930 and Second Amendment as recorded in Instrument 202001230000282590 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Book 28, page 237, in the Probate Office of Shelby County, Alabama.

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 described within Instrument 1993-15705, in the Probate Office of Shelby County, Alabama

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Book 109, page 70; Book 111, page 408; Book 133, page 210; Book 133, page 212; Book 134, page 408; Book 149, page 380;

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Book 173, page 364; Book 276, page 670 and Real 31, page 355, in the Probate Office of Shelby County, Alabama.

Easement to Water Works Board of the City of Birmingham recorded in Instrument 1995-34035 and Instrument 1997-4027, in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Book 95, page 903 and Book 196, page 246, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in Instrument 1994-1186, in the Probate Office of Shelby County, Alabama.

Right of Way to Birmingham Waters Works and Sewer Board as recorded in Instrument 1995-34035 and Instrument 1997-4027 in the Probate Office of Shelby County, Alabama.

Restrictions, Covenants, Conditions, Reservations, Easements, Release of Damages, and Mineral and mining rights and rights incident thereto recorded in Instrument 1994-18444, in the Probate Office of Shelby County, Alabama.

\$586,500.00 of the consideration was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for himself, his heirs, successors, assigns, and personal representatives covenant with said Grantees, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 23RD day of AUGUST, 2024.

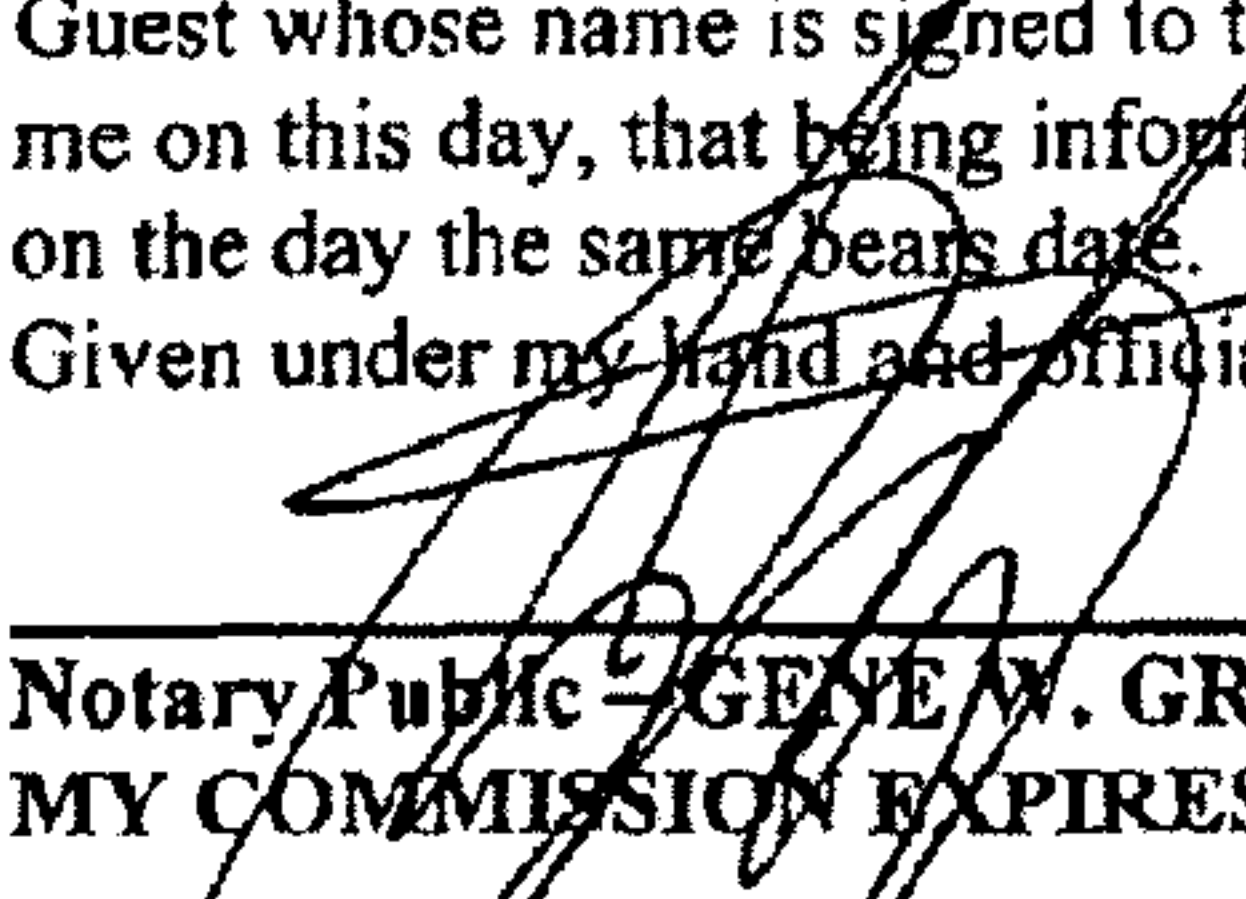


MICHAEL C. GUEST SEAL

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Michael C. Guest whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 23RD day of August, 2024.



Notary Public - **GENE W. GRAY, JR.**
MY COMMISSION EXPIRES: 11/09/2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400/FILE 224194

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

Send Tax Notice To:
Milton Miller & Pamela Miller
1200 Highland Lakes Trail
Birmingham, Alabama 35242
ID #09-2-09-0-002-001.043

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Real Estate Sales Validation Form

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

Grantor's Name MICHAEL C. GUEST Grantee's Name MILTON MILLER
Mailing Address 1200 HIGHLAND LAKES TRAIL Mailing Address PAMELA MILLER
BIRMINGHAM, AL 35242 1200 HIGHLAND LAKES TRAIL
BIRMINGHAM, AL 35242
Property Address 1200 HIGHLAND LAKES TRAIL Date of Sale 08/23/2024
BIRMINGHAM, AL 35242-6850 Total Purchase Price \$ 690,000.00
/ or
Actual Value \$
or
Assessor's Market Value \$

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 8/23/24 Print GENE W. GRAY, JR.
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2024 11:05:55 AM
\$131.50 BRITTANI
20240826000265560

Alvin S. Bayl

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 01:22:05 PM
\$29.00 PAYGE
20240827000267430

Alvin S. Bayl