

Send tax notice to:
Wilfred Allen Nottingham
5000 Kelham Grove Circle
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

2024327T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$592,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Gregory L Nobles and Susanne R Nobles, husband and wife**, whose mailing address is 5000 Kelham Grove Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **Wilfred Allen Nottingham and Grace K Nottingham** whose property address is: **5000 Kelham Grove Circle, 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 37, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, pages 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, common area 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 #20060421000186650 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument #20070223000084910, 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, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and setback lines as shown on the recorded map and Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, pages 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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 Deed Book 81, page 417.
4. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument #20070223000084910;

amended in Instrument #20070830000408300; further amended in Instrument #20080501000178840; Instrument #2009012100018210; Instrument #20110125000025020; Instrument #20110406000107050; and in Instrument #20110406000107060, in the Probate Office of Shelby County, Alabama

5. Covenants, Conditions and Restrictions recorded in Instrument #20041202000659280; Instrument #20060224000089280; Instrument #20060421000186650 and Instrument #20060421000186670; being amended in Instrument #20060524000244790, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company as recorded in Instrument #20060630000314890; Instrument #20060630000315260; Instrument #20060630000315270 and Instrument #20080401000130220, in the Probate Office of Shelby County, Alabama.
7. Easement to Bellsouth Telecommunications as recorded in Instrument #20050803000394300, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants as recorded in Instrument #20061212000610650; Instrument #20060828000422180 and Instrument #20071108000516450, in the Probate Office of Shelby County, Alabama.
9. Articles of Incorporation of Highland Village Residential Association, Inc., recorded in Instrument #20060314000120380 in the Probate Office of Shelby County, Alabama, and re-recorded in Book LR200605, page 6696, in the Probate Office of Jefferson County, Alabama.
10. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama.
11. Right of way in favor of Shelby County recorded in Deed Book 196, pages 237, 248 and 254; Instrument #1992-15747 and Instrument #1992-24264, in the Probate Office of Shelby County, Alabama.
12. Right of way in favor of Alabama Power Company recorded in Book 247, page 905; Deed Book 139, page 569 and Deed Book 134, page 411, in the Probate Office of Shelby County, Alabama.
13. Right of way for roadway recorded in Real 103, page 844 and Map Book 3, page 148, in the Probate Office of Shelby County, Alabama.
14. Easement for ingress and egress recorded in Real Book 321, page 812, in the Probate Office of Shelby County, Alabama.
15. Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument #20051209000637840 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument #20051213000644260, in the Probate Office of Shelby County, Alabama.
16. Reservations, limitations, conditions and release of damages as recorded in Instrument #20051229000667950, in the Probate Office of Shelby County, Alabama.
17. Memorandum of Sewer Service Agreement regarding the Village at Highland Lakes as recorded in Instrument #20121107000427760, in the Probate Office of Shelby County, Alabama.
18. Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood, including Natural Area easements and other easements, as recorded in Instrument #20130613000242820 in the Probate Office of Shelby County, Alabama.

\$502,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

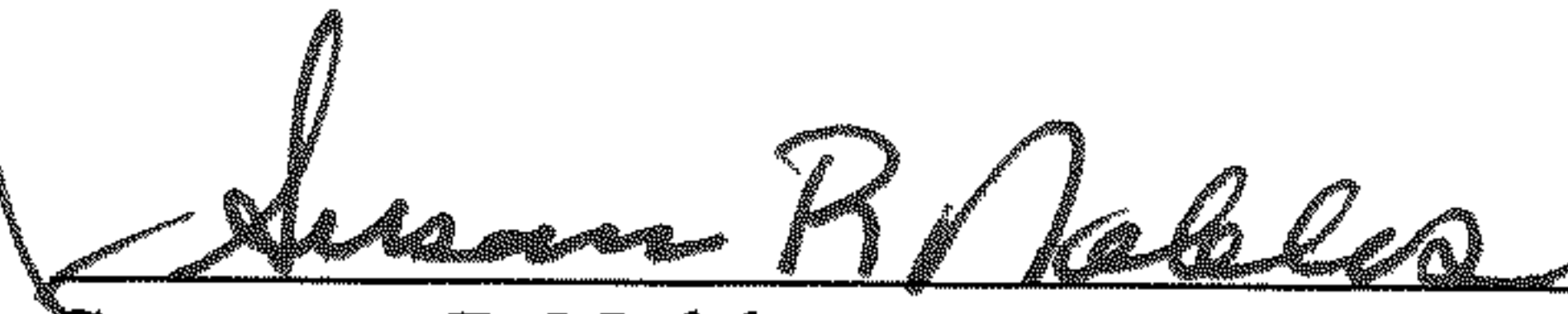
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

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 7 day of October, 2024.



Gregory L Nobles

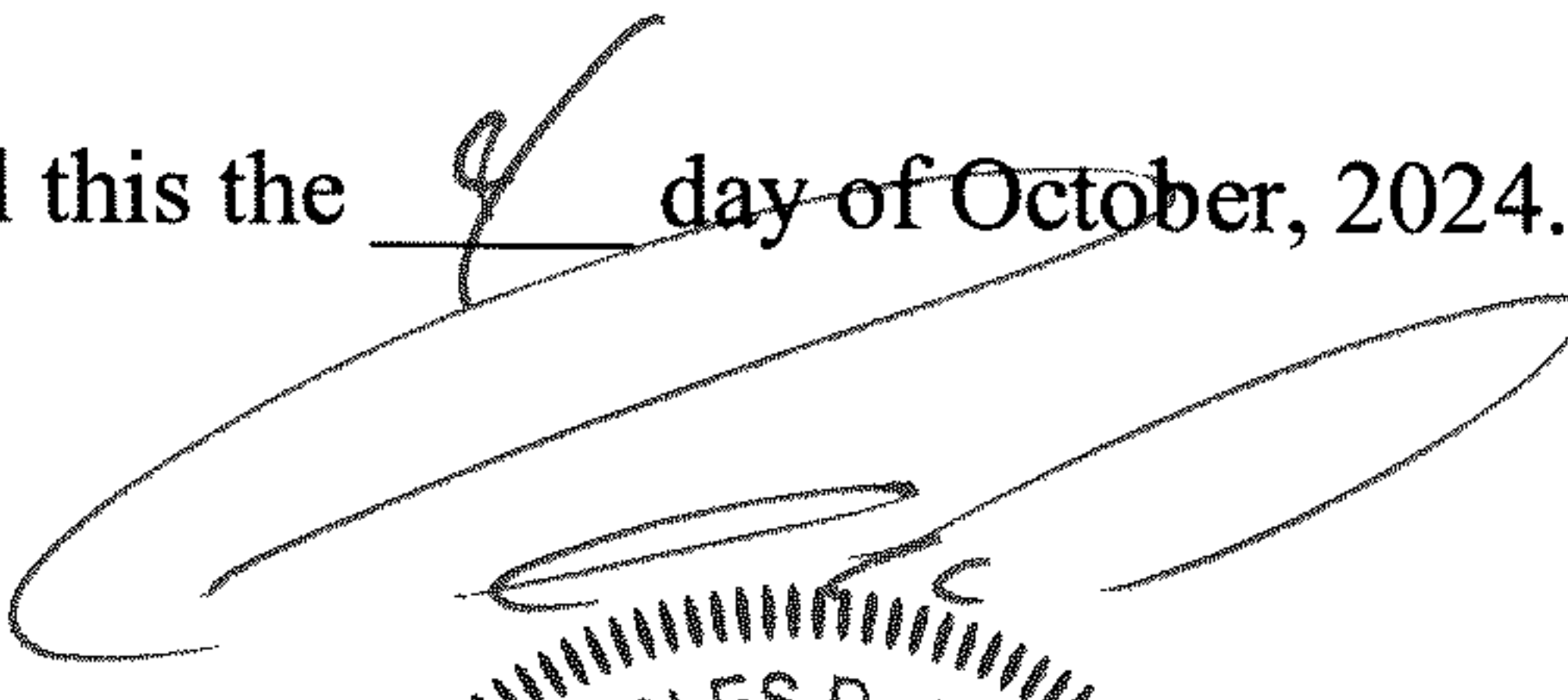


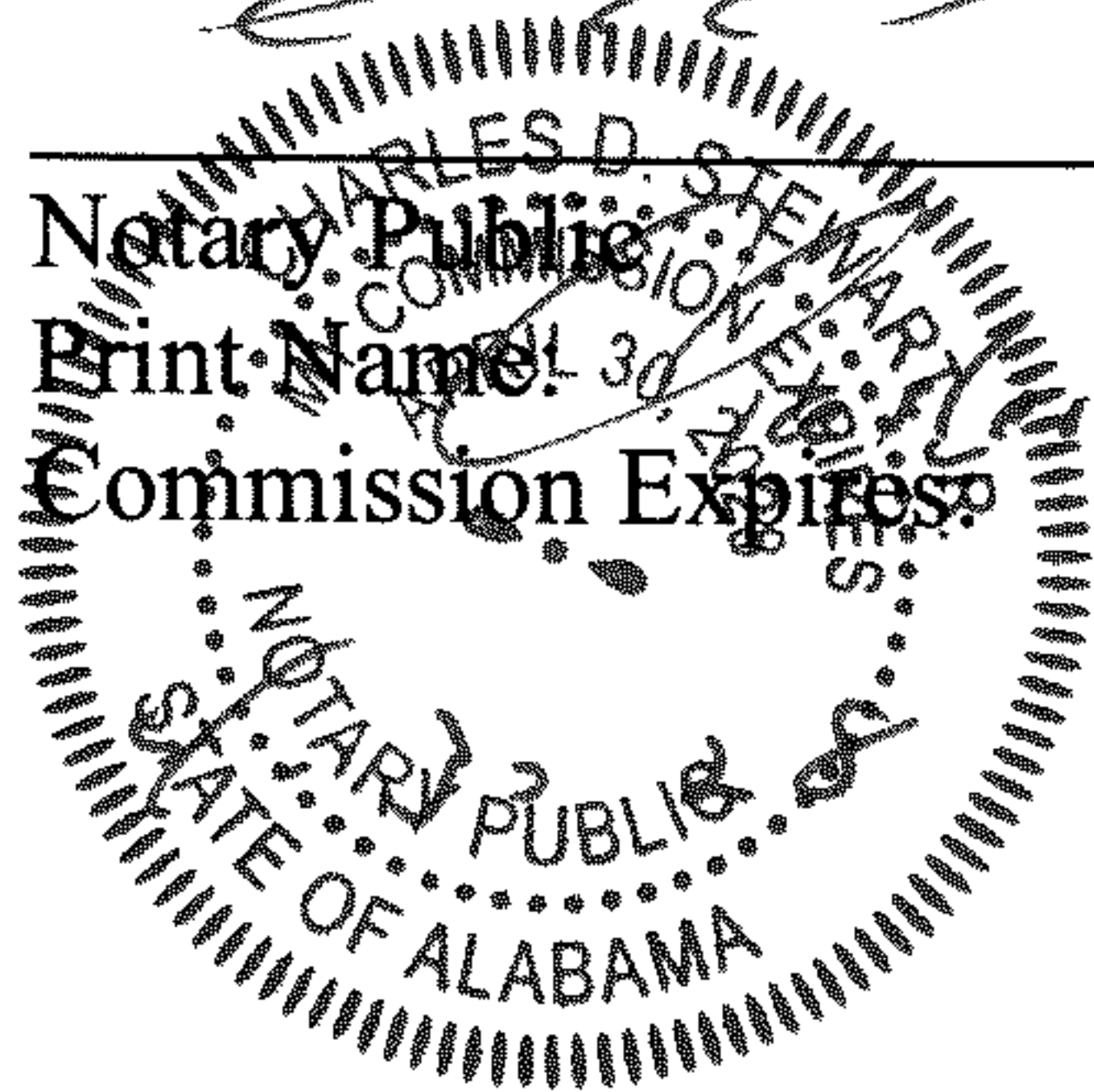
Susanne R Nobles

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory L Nobles and Susanne R Nobles 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 7 day of October, 2024.



Notary Public
Print Name: Charles D. Stewart
Commission Expires: 10/30/2025
 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2024 02:19:28 PM
\$118.00 BRITTANI
20241007000314420

