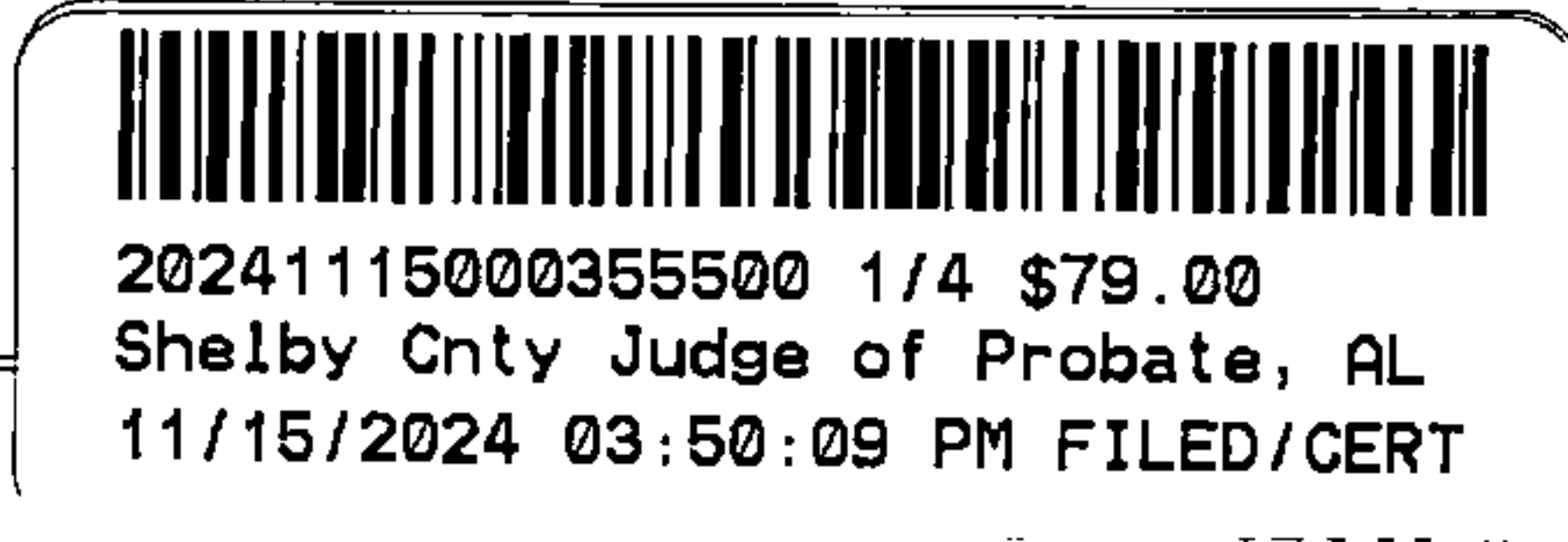


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Ginger H. Knight
Shimoda Stewart, LLP
1800 Providence Park, Suite 250
Birmingham, Alabama 35242
(205) 994-2300

Send Tax Notice To:
Ronald B. Luster
1128 Dunnavant Place
Birmingham, Alabama 35242

WARRANTY DEED



STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ronald B. Luster, Sr. and Karen D. Luster, a married couple

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Ronald B. Luster, Sr., a married man

(Herein referred to as Grantee, whether one or more), all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

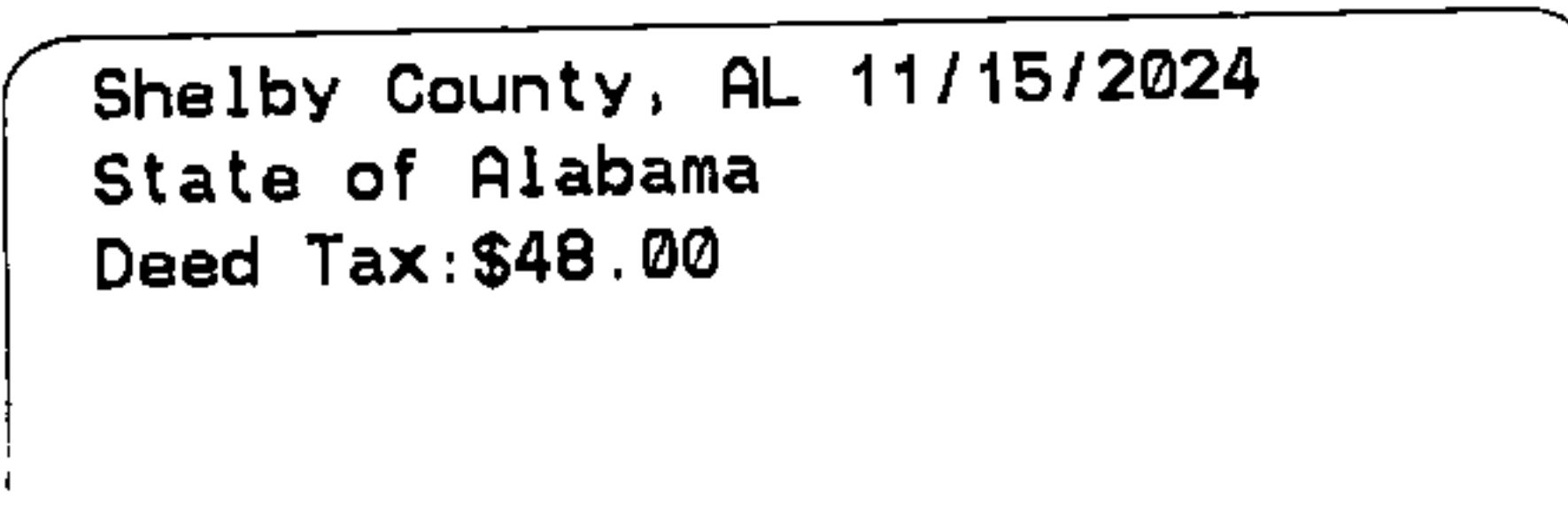
Lot 2525A, according to the Resurvey of Lots 2525 and 2526, Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 56, Page 33, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas ^{AS} all more particularly described in the Declaration of Easements and Master Protective Covenants for ~~the~~ Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument NO. 1996-17543, and futher amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase 1, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.

Subject to: All easements, restrictions, and rights of way of record including:

- 1. Ad Valorem taxes.
- 2. Easements as per plat.
- 3. Building line(s) as shown by recorded map.
- 4. Restrictions as shown by recorded map.





20241115000355500 2/4 \$79.00
Shelby Cnty Judge of Probate, AL
11/15/2024 03:50:09 PM FILED/CERT

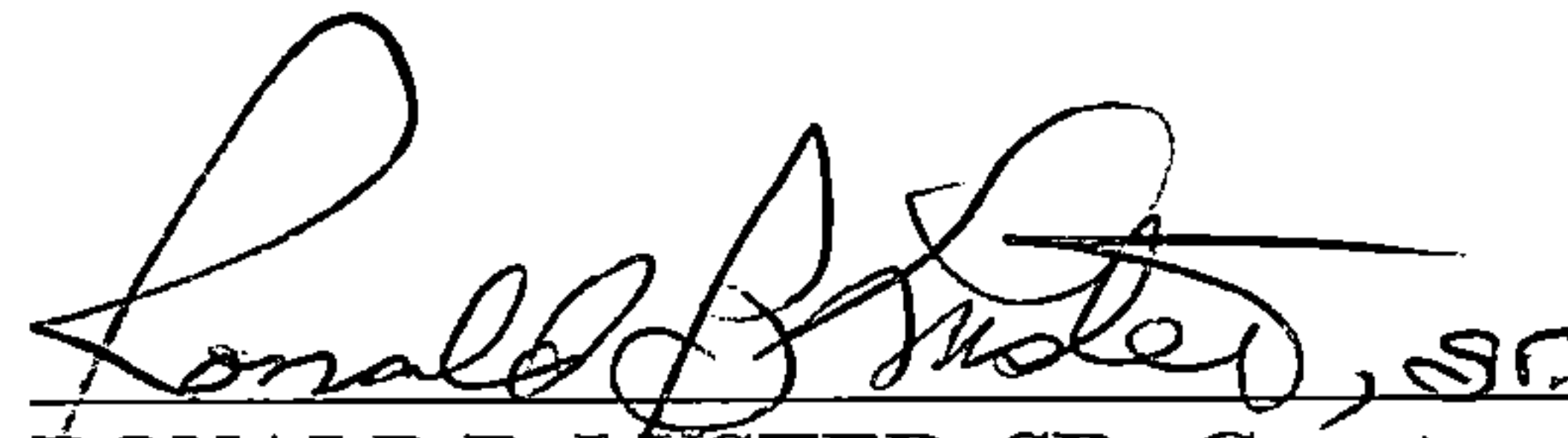
5. No further subdivision of lots as restricted by recorded map.
6. Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
7. Declaration of Easements and Master Protective Covenants for ~~the~~ Highland Lakes, a Residential Subdivision, which provides, 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 and further amended in Instrument #1999-31095, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Village Residential Association, Inc. as recorded as Instrument #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
8. Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 28, Page 237; Instrument No. 1998-7776; Instrument No. 1998-7777 and Instrument No. 1998-7778, in said Probate Office.
9. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. And Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Inst. #1993-15705, in the Probate Office.
10. Release(s) of damages as set out in instrument(s) recorded in Instrument No. 20050505000214850 in said Probate Office.
11. Easement(s) 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 in said Probate office.
12. Right of Way to Birmingham Water and Sewer Board as recorded in Instrument #1997-4027 and Instrument #1996-25667, in the said Probate Office.
13. Declaration of Covenants, Conditions and Restrictions of Highland Lakes, a residential subdivision, 25th Sector, Phase 1, recorded in Instrument 20051229000667940, in the probate office of Shelby County, Alabama.
14. Right of way to Birmingham Water and Sewer Board as recorded in Instrument #1997-4027 and Instrument #1996-25667, in the said Probate Office.
15. Shelby Cable Agreement as set out in Instrument # 1997-33476 in said Probate office.
16. Easement(s) 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 in said probate office.
17. Restrictions, conditions, reservations, covenants, mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 20220706000267460, in the probate office of Shelby County, Alabama.

NOTE: This is the homestead property of Ronald B. Luster, Sr.

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Shelby Cnty Judge of Probate, AL
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THIS BEING THE SAME PROPERTY THAT WAS CONVEYED TO **RONALD B. LUSTER, SR. AND KAREN D. LUSTER** ON THE 21st DAY OF DECEMBER, 2023 RECORDED JANUARY 3, 2024.

TO HAVE AND TO HOLD to the said Grantee, his, her or their successors and assigns forever. The Grantors, do individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons. IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 11th day of September, 2024.



RONALD B. LUSTER, SR., Grantor



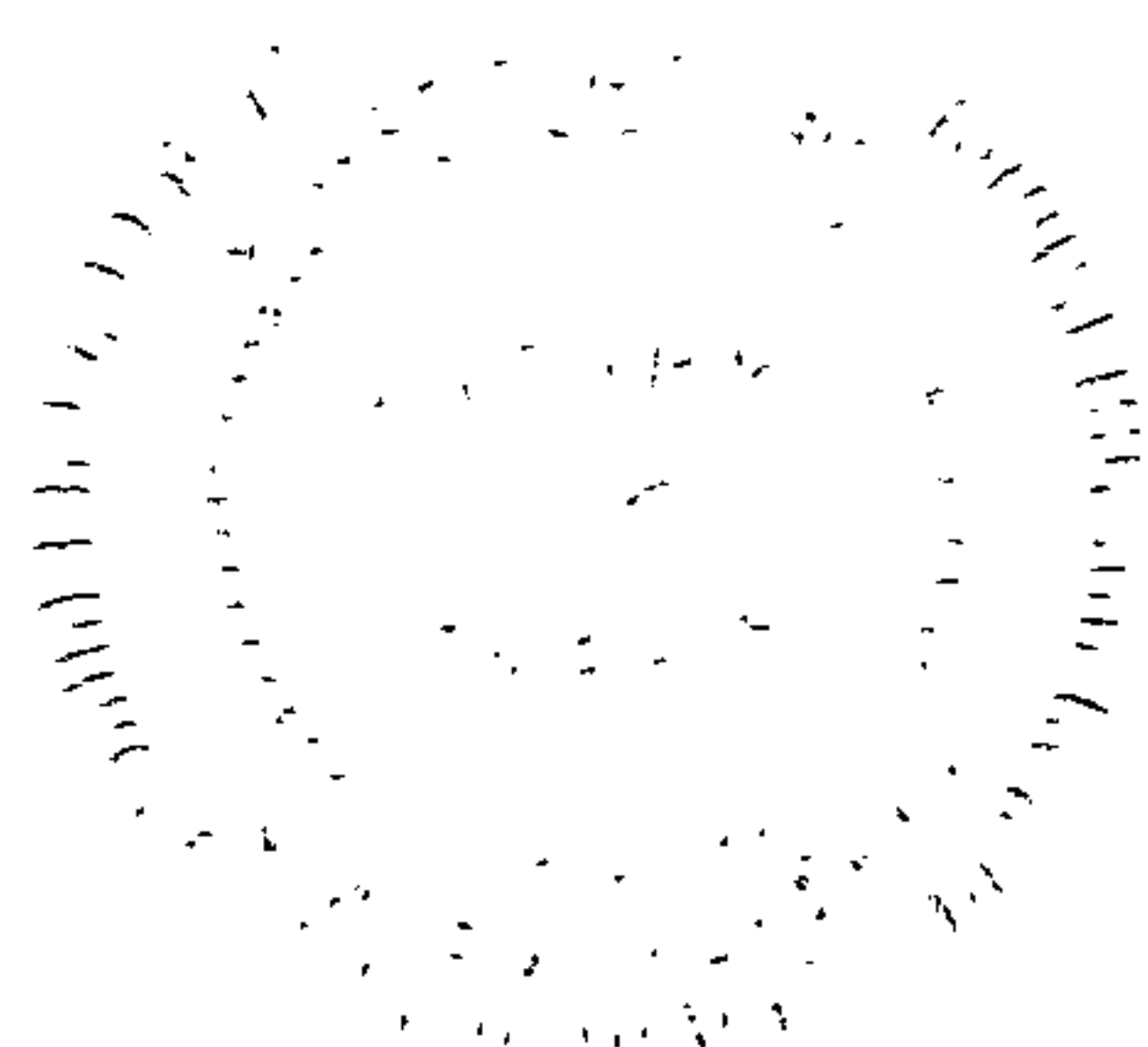
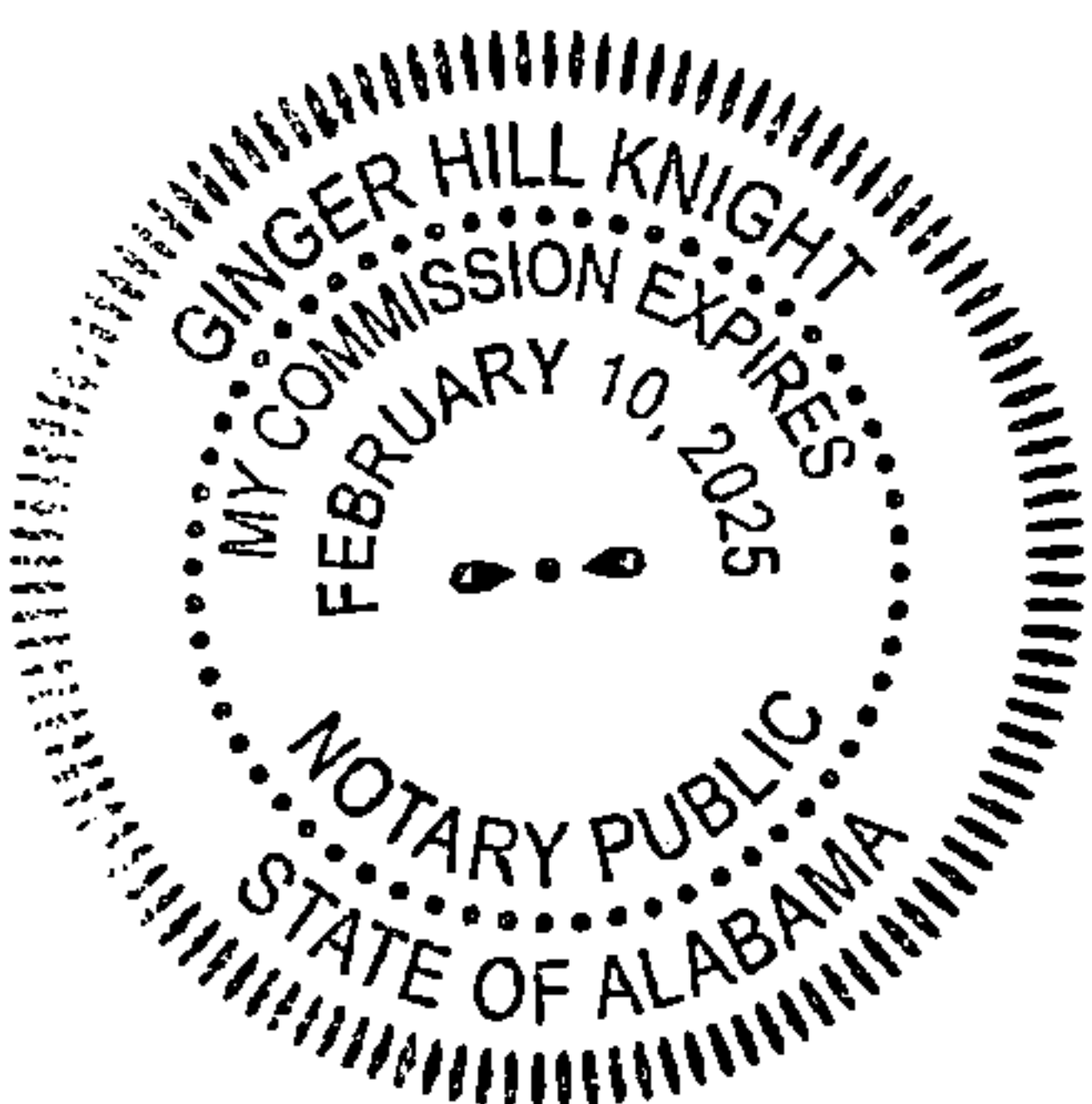
KAREN D. LUSTER, Grantor


STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Ginger H. Knight, a Notary Public in and for said County, in said State, hereby certify that **Ronald B. Luster, Sr. and Karen D. Luster**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 11th day of September, 2024.





Notary Public: Ginger H. Knight
My Commission Expires: 2/10/2025

Real Estate Sales Validation Form

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

Grantor's Name Ronald B. Luster, Sr. & Karen D. Luster
Mailing Address 1128 Dunnavant Place
B'ham, AL 35242

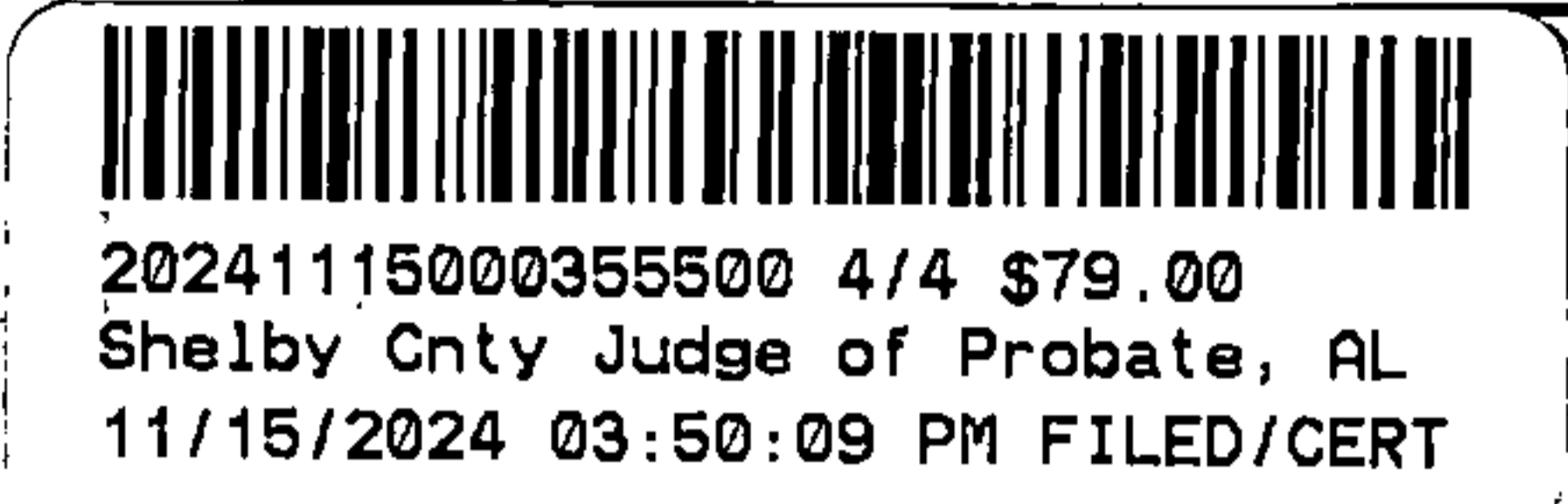
Grantee's Name Ronald B. Luster, Sr.
Mailing Address 1128 Dunnavant Place
B'ham, AL 35242

Property Address 1128 Dunnavant Place
B'ham, AL 35242

Date of Sale 9-11-2024
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 47,930



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 Tax Assessor

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 11/15/24

Print Ginger H. Knight

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)