

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
JO R. ALVIS  
301 HIGHLAND PARK DRIVE  
BIRMINGHAM, ALABAMA 35242

## **WARRANTY DEED**

### **STATE OF ALABAMA SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, DANIEL WOODS and wife, LORI WOODS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto JO R. ALVIS, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 704, according to the Survey of Highland Lakes, 7<sup>th</sup> Sector, as recorded in Map Book 20, Page 58 A, B, and C 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 No. 1994-0711, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7<sup>th</sup> Sector, recorded as Instrument No. 1995-28389, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter referred to as, the "Declaration").

#### **SUBJECT TO:**

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 20 Page 58 A, B and C, Instrument No. 1994-07111, Instrument No. 1995-28389, Instrument No. 1996-39222 and any additional amendments thereto, in the Probate Office.
3. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument No. 9402-3947 in the Probate Office.
4. Right(s) of Way(s) granted to Highland Lakes Properties LTD, and Highland Lakes Development, LTD by instrument(s) recorded in Instrument No. 1995-34035 in the Probate Office.
5. A 35 foot building setback line from Highland Lakes Drive and Highland Park Drive as recorded in Map Book 20 Page 58 A, B and C in the Probate Office.
6. Right(s) of Way(s) to Alabama Power Company as shown and 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 in Probate Office.



7. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Book 95 Page 503 and Book 196 Page 246 in the Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 28 Page 237 in the Probate Office.
9. Easement(s) as shown and recorded in Instrument No. 1993-15704 and Instrument No. 1993-15705 in the Probate Office.
10. Agreement with Alabama Power Company. as recorded in Instrument No. 1994-1186 in the Probate Office.
11. Release of damages as recorded in Instrument No. 1996-39222 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

✓ IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13 day of NOVEMBER, 2024.

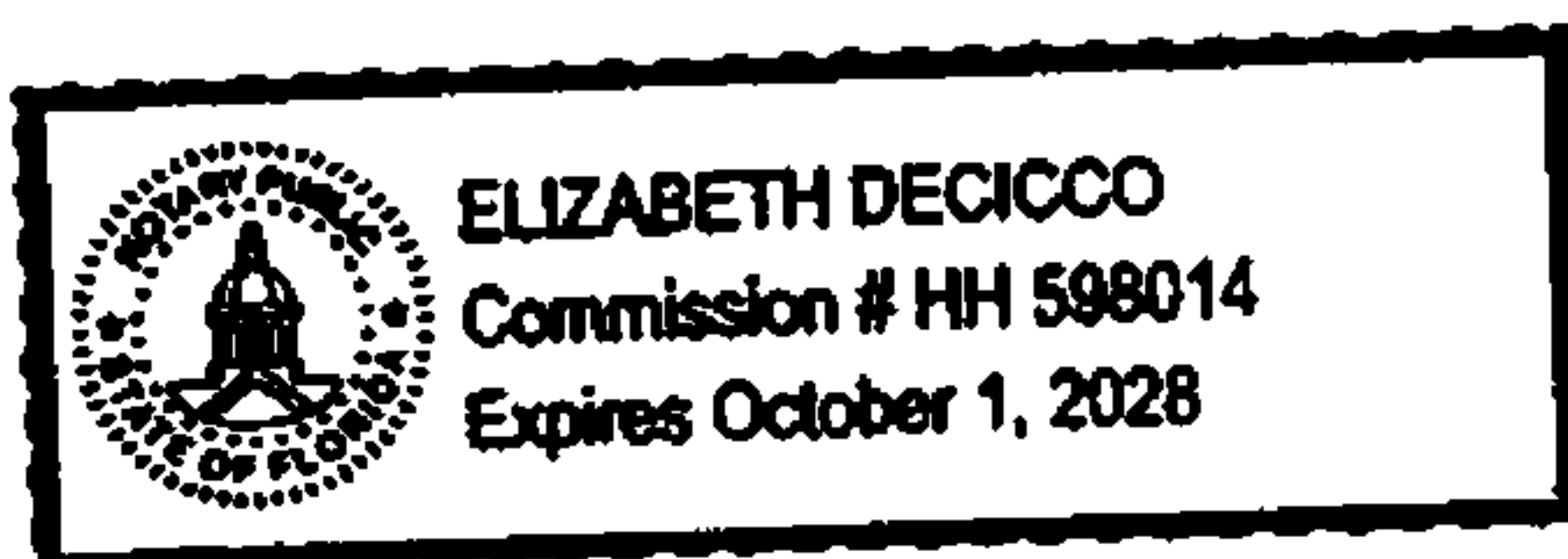
THIS DEED WILL NOT BE IN EFFECT UNTIL NOVEMBER 15, 2024.

✓ *Daniel Woods* (L.S.)  
DANIEL WOODS  
✓ *Lori Woods* (L.S.)  
LORI WOODS

STATE OF Florida  
COUNTY OF Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL WOODS and wife, LORI WOODS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of NOVEMBER, 2024.



✓ *Elizabeth Decicco*  
Notary Public  
My Commission Expires: 10/1/28



**Grantor's Name:**  
DANIEL WOODS and wife, LORI WOODS

**Grantee's name:**  
JO R. ALVIS

**Mailing Address:**  
301 HIGHLAND PARK DRIVE  
BIRMINGHAM, ALABAMA 35242

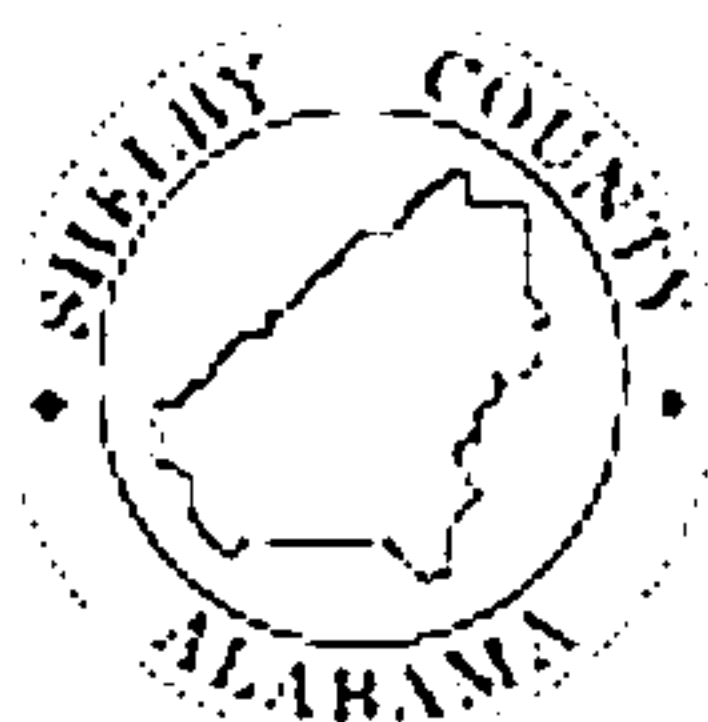
**Mailing Address:**  
301 HIGHLAND PARK DRIVE  
BIRMINGHAM, ALABAMA 35242

**Property Address:**  
301 Highland Park Drive  
Birmingham, AL 35242

**Date of Sale:** NOVEMBER 15, 2024  
**Total Purchase Price:** \$500,000.00  
or  
**Actual Value**  
or  
**Assessor's Market Value**

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Front of Foreclosure Deed  
☐ Appraisal  
☐ Other \_\_\_\_\_



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/20/2024 12:55:15 PM**  
**\$528.00 JOANN**  
**20241120000360300**

*Allen S. Bayl*