

Send tax notice to:
Deniz Altinel
818 Highland Lakes Way
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

2024410

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$675,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lee Bennett Pinson and Malissa Stone Pinson, husband and wife,** whose mailing address is 122 Ashford Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by **Deniz Altinel** whose property address is: **818 Highland Lakes Way, Birmingham, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 503, according to the Survey of Highland Lakes, 5th Sector, Phase I, an Eddleman Community, as recorded in Map Book 18, page 41, in the Probate Office 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 Highland lakes, a Residential Subdivision, recorded as Inst. #1994-07111, in the probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase 1, as recorded as Inst. #1994-07910 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. Easements, building lines and restrictions as shown on recorded map.
3. Agreement with Shelby Cable as recorded in Inst. No. 1997-33476.
4. 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.
5. Right of way granted to Birmingham Water Works recorded in Inst. No. 1995-34035 and Inst. No. 1997-4027.
6. 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 246.
7. Right of way granted to Shelby County recorded in Book 196, page 246.
8. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in Inst. No. 1994-1186.

9. Lake Easement Agreement providing for easements, use by others, and maintenance of Lake property described in Inst. 1993-15705.
10. Declaration of Covenants, Conditions and Restrictions recorded in Inst. 1994-7910 and Inst. No. 1994-31018.
11. Restrictive Covenants and Grant of Land Easement recorded in Inst. No. 1995-12814 and Inst. No. 1995-12818.
12. Easement for ingress and egress between lots 503 and 504, recorded in Inst. No. 1997-4516.

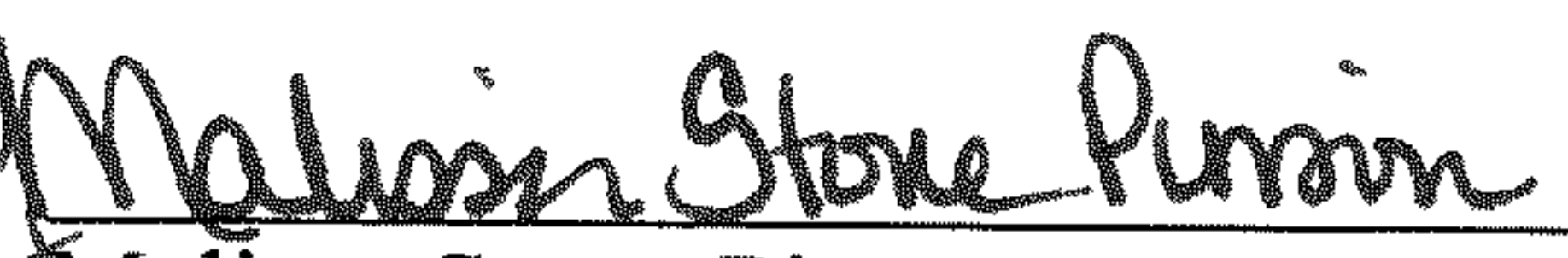
\$506,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its 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 Grantee, its 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 9th day of January, 2025.

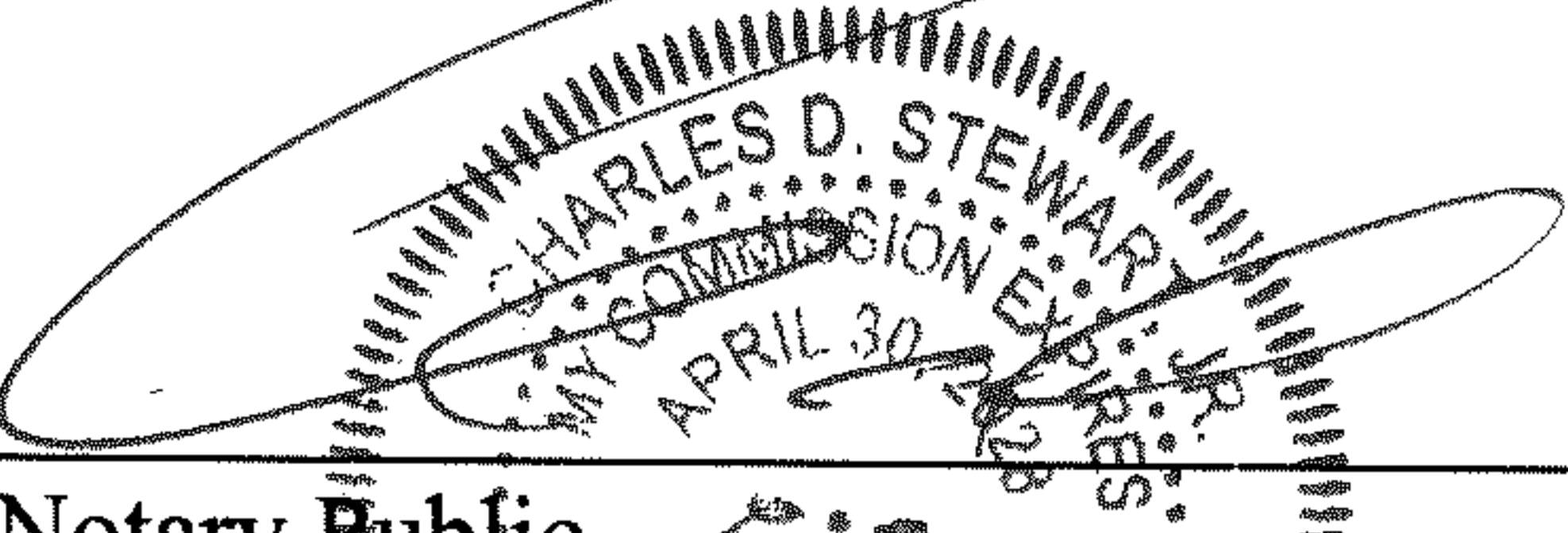

Lee Bennett Pinson


Malissa Stone Pinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Bennett Pinson and Malissa Stone Pinson 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 9th day of January, 2025.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2025 12:51:46 PM
\$194.00 PAYGE
20250113000011890

