

Send tax notice to:
Roy Jackson
1001 Wesley Trace
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2025028

WARRANTY DEED KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Six Thousand Five Hundred and 00/100 Dollars (\$676,500.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **William Eugene Schiesz, Jr. and Karl Frederick Schiesz, as Co-Personal Representatives of the Estate of William E Schiesz, Sr., deceased, Probate Case No. PR-2014-000438, Shelby County, Alabama** whose mailing address is: 18325 DAVENTRY CT, HUDSON FL 34667 (hereinafter referred to as Grantors) in hand paid by **Roy Jackson and Lesa Jackson** whose property address is: **1001 Wesley Trace, Birmingham, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2936, according to the Survey of Highland Lakes 29th Sector An Eddleman Community, as recorded in Map Book 36, Page 33 A, B, C and D, 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 Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in Inst. No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 29th Sector, recorded as Inst. No. 20051229000667930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Grantors hereby acknowledge that there has not been any testamentary trust created under the Will of William E Schiesz, Sr., Probate Case No. PR-2014-000438.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions appearing of record in Inst. No. 2003-66116; Inst. No. 2003-68352; Inst. No. 2003-72311; Inst. No. 1994-7111; Inst. No. 1996-17543; Inst. No. 1999-31095 and Inst. No. 9402-3947 and Inst. No. 2005-66793.
4. 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. No. 1993-15705.

5. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd, to Highland Lakes Properties, Ltd., recorded as Inst. No.1993-15704.
6. Cable Agreement set out in Inst. No. 1997-19422.
7. 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.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of William E Schiesz, Sr., by William Eugene Schiesz, Jr. its Co-Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the ____ day of February, 2025.

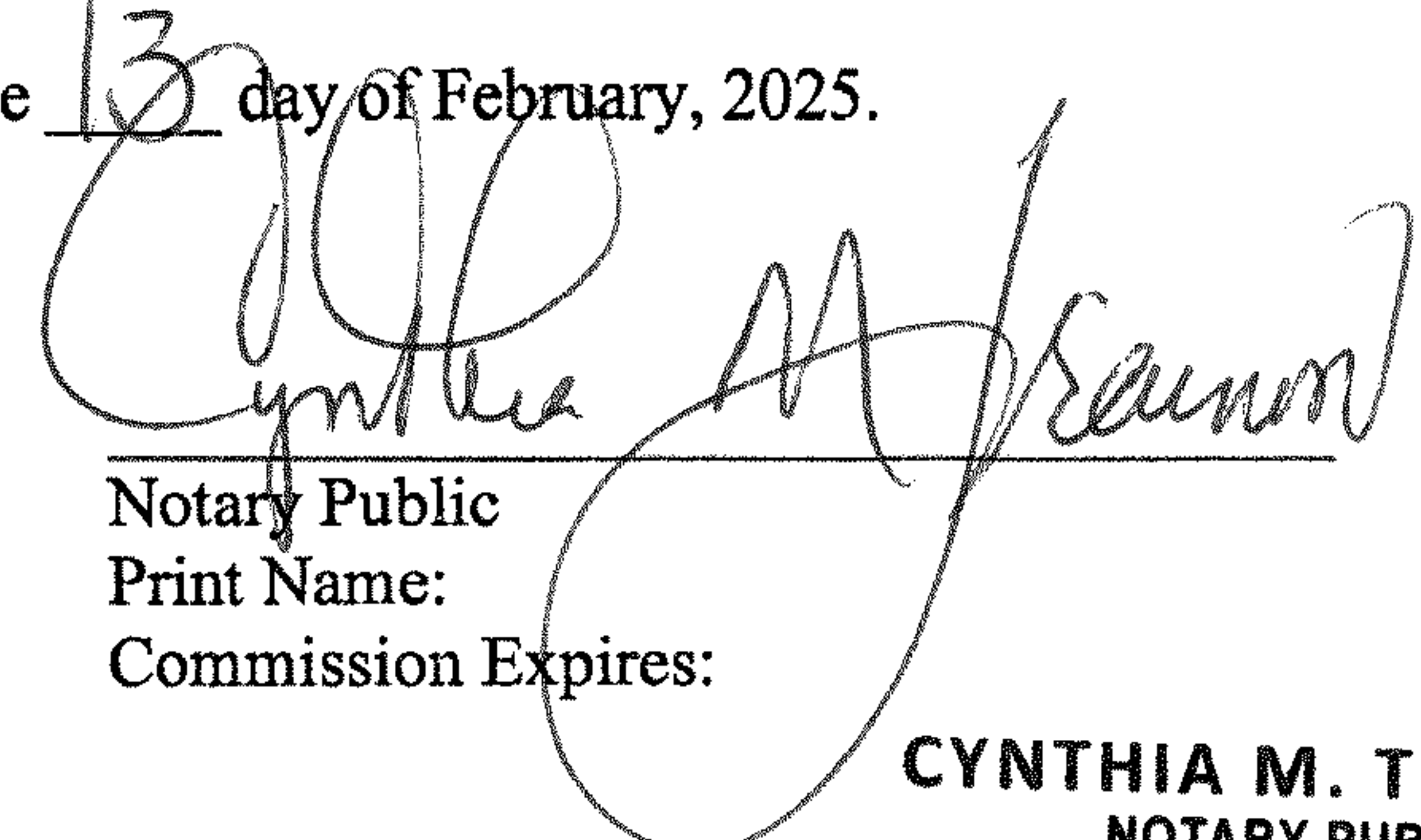
Estate of William E Schiesz, Sr.


 William Eugene Schiesz, Jr, Co-Personal Representative

STATE OF ALABAMA
 COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Eugene Schiesz, Jr., whose name as Co-Personal Representative of the Estate of William E Schiesz, Sr., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Co-Personal Representative of the Estate of William E Schiesz, Sr., and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 13 day of February, 2025.


 Notary Public
 Print Name:
 Commission Expires:

CYNTHIA M. TRAINOR
 NOTARY PUBLIC
 STATE OF ALABAMA AT LARGE
 My Commission Expires 12-27-2028

IN WITNESS WHEREOF, Grantor, the Estate of William E Schiesz, Sr., by Karl Frederick Schiesz, its Co-Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 12 day of February, 2025.

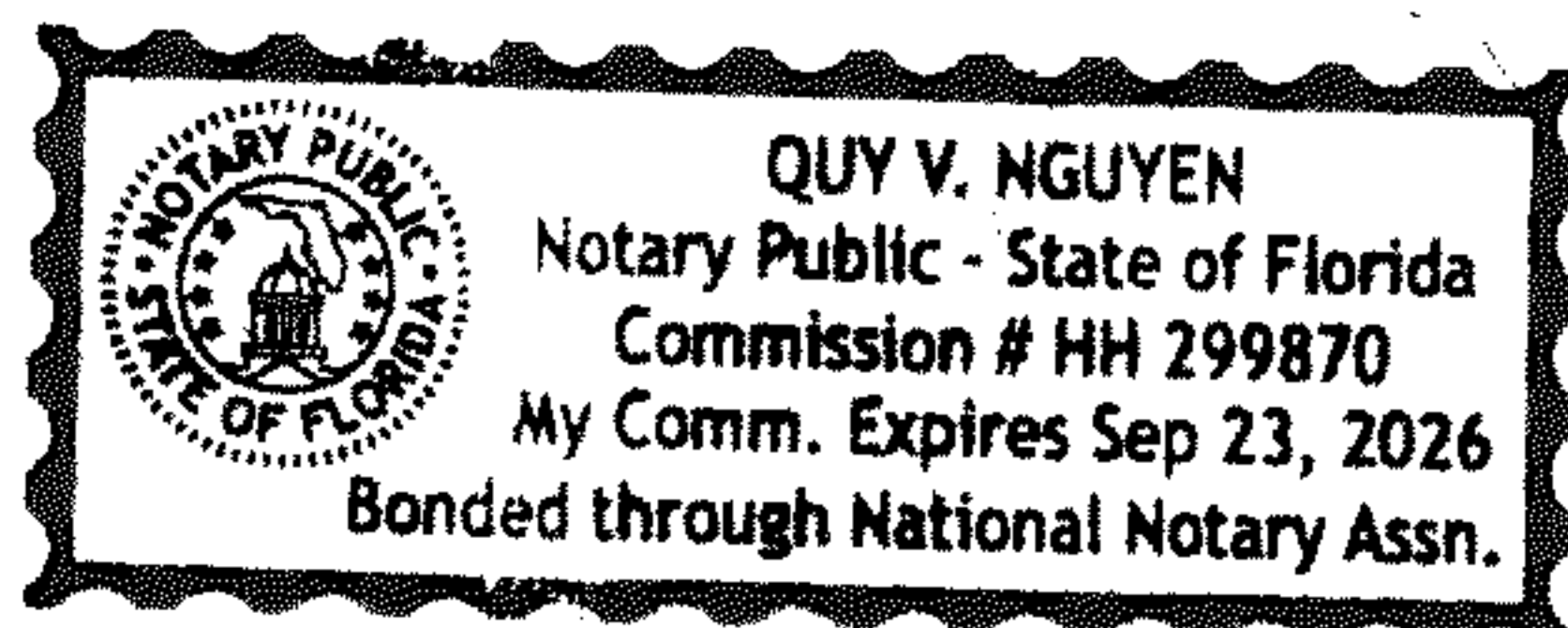
Estate of William E Schiesz, Sr.

Karl Frederick Schiesz, Co-Personal Representative
Karl Frederick Schiesz, Co-Personal Representative

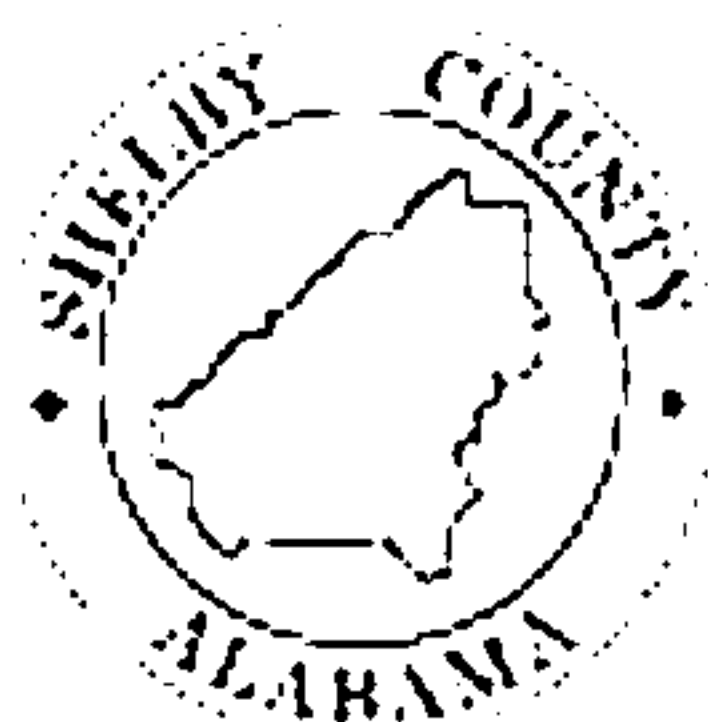
STATE OF Florida
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karl Frederick Schiesz, whose name as Co-Personal Representative of the Estate of William E Schiesz, Sr., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Co-Personal Representative of the Estate of William E Schiesz, Sr., and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 12 day of February, 2025.



Quy V. Nguyen
Notary Public
Print Name: *Quy V. Nguyen*
Commission Expires: *Sept 23, 2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2025 02:38:29 PM
\$705.50 BRITTANI
20250219000049420

Allie S. Bayl