

Send tax notice to:
Thomas Warren Campbell, Jr.
1025 Blue Heron Point
Birmngham, 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

2024409

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$849,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Richard Halbrooks and Deborah Halbrooks, husband and wife**, whose mailing address is **2000 Watermill Lane, Birmingham, AL 35242**, (hereinafter referred to as "Grantors") by **Thomas Warren Campbell, Jr. and Eileen Rosado** whose property address is: **1025 Blue Heron Point, 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 220, according to the Survey of Highland Lakes, 2nd Sector, as recorded in Map Book 20, page 150, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area, al as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument 1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument 1996-10928, 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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, are not insured herein.
4. Right-of-way granted to Water Works recorded in Inst. No. 1997-4027.
5. Right-of-way granted to the City of Birmingham recorded in Inst. No. 2000-12490.
6. Right-of-way granted to Shelby Cable recorded in Inst. No. 1997-33476.
7. Lake easement agreement recorded in Inst. No. 1993-15705.
8. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1997-19422.
9. Easement for ingress and egress recorded in Inst. No.1993-15704.

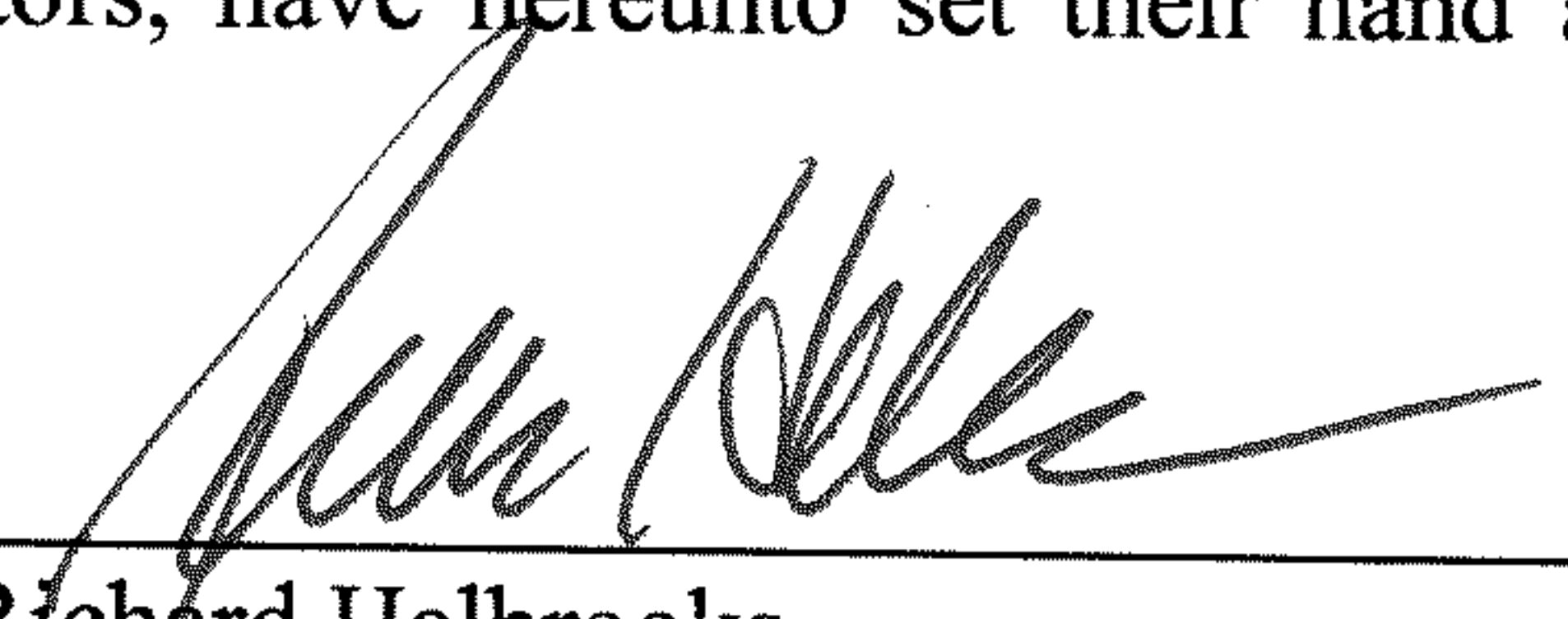
10. Declaration of Easements and Master Protective Covenants recorded in Inst. No. 1994-7111; Inst. No. 1996-17543; Inst. No. 1999-31095 and Inst. No. 2015-44287.
11. Declaration of Covenants, Conditions and Restrictions for Highland Lakes Second Sector recorded in Inst. No. 1996-10928.

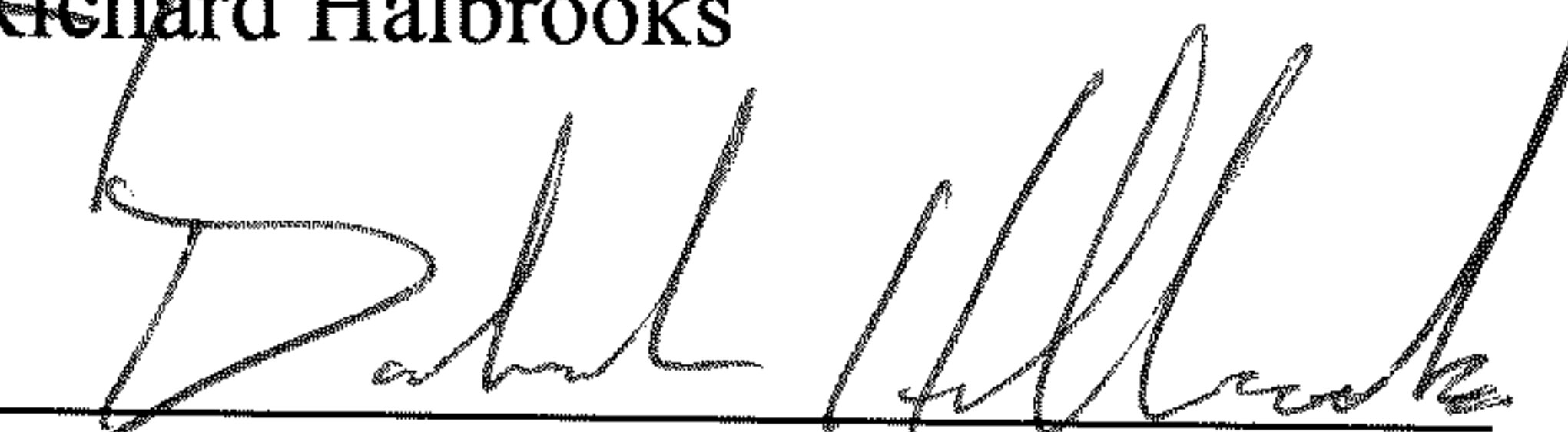
\$679,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 27 day of February, 2025.

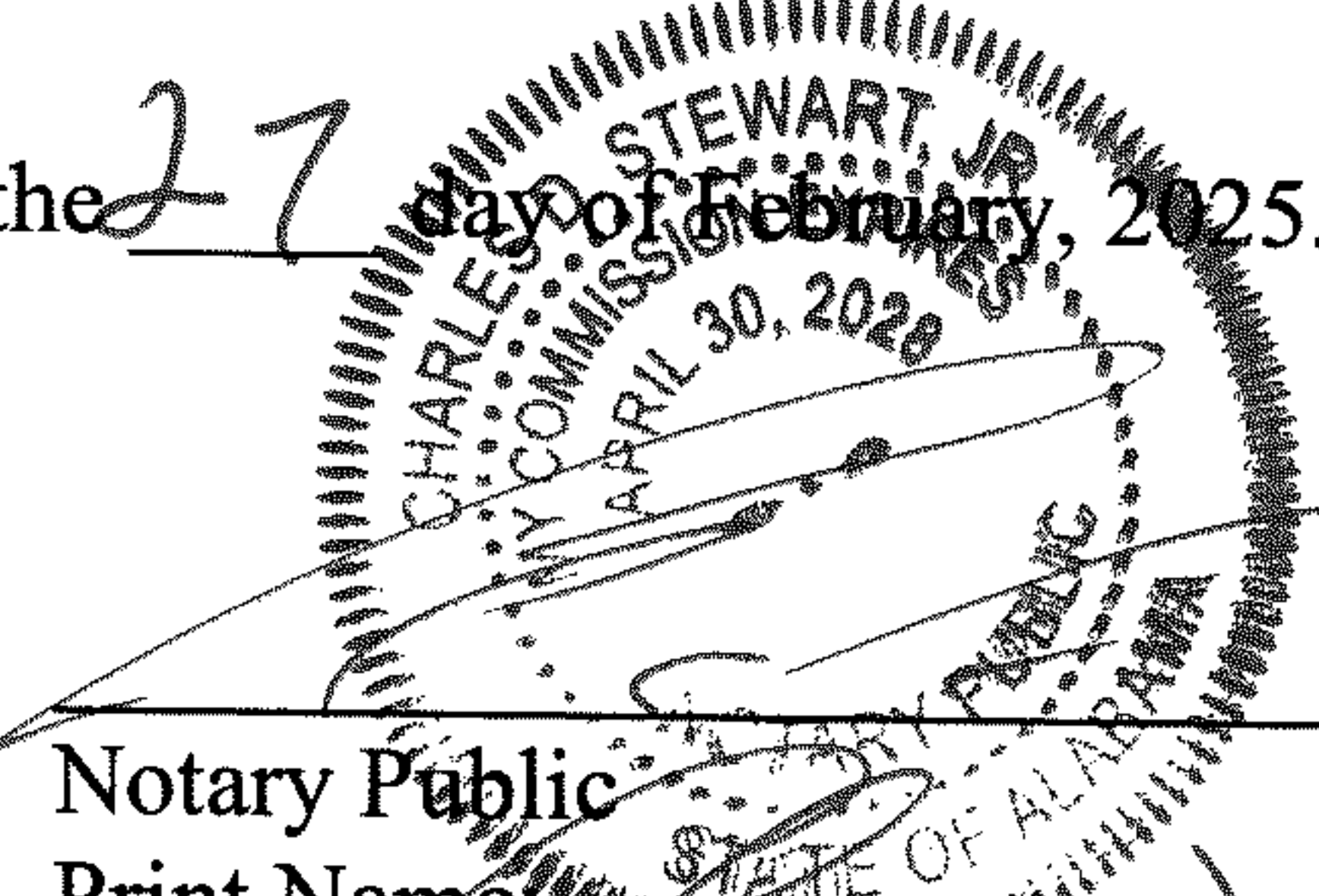

Richard Halbrooks

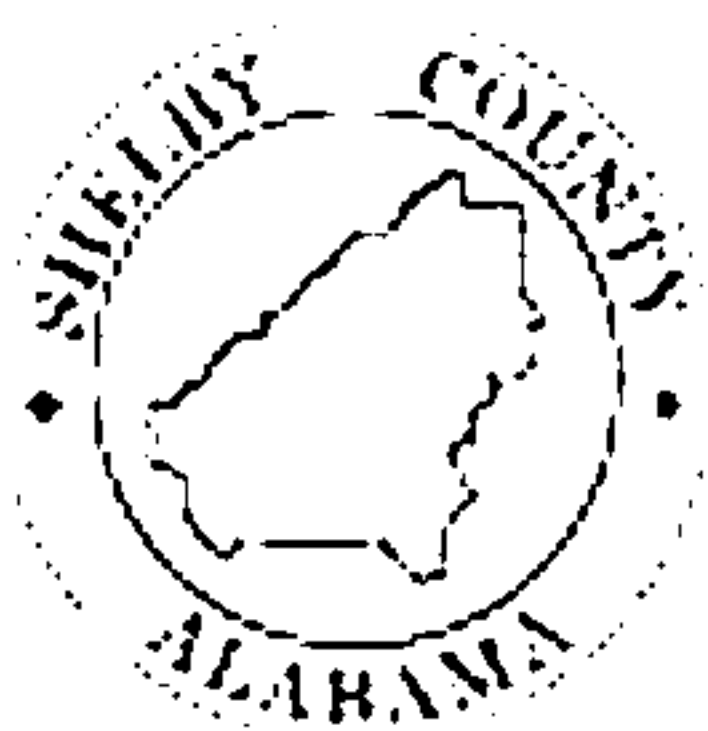

Deborah Halbrooks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Halbrooks and Deborah Halbrooks 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 27 day of February, 2025.


Notary Public
Print Name: Charles J Stewart Jr
Commission Expires: 7-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2025 10:16:55 AM
\$195.00 JOANN
20250303000061590

Allen S. Bayl