

Send tax notice to:
Rocky L Smith
433 South Oak Lane
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
Shelby COUNTY

2025122

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$699,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **B. David Edwards and Colleen Edwards, Trustees of the Edwards Family Revocable Trust of 2022** whose mailing address is: **32 Christmas Tree Circle, Bedford, NH 03110**, (hereinafter referred to as "Grantor") by **Rocky L Smith and Leslie D Smith** whose property address is: **1018 Hermitage Circle, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 3103, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, recorded in Map Book 21, page 124, in the Probate Office of Shelby County, Alabama. Together with non-exclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, and amended in instrument #1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument #1996-17544, 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 due and payable until October 1, 2025.
2. Such state of facts as shown on record subdivision plat recorded in Map Book 21, page 124, Shelby County Records.
3. Easement(s) as shown by recorded map.
4. Restrictions as shown by recorded Map.
5. Declaration of Easements and Master Protective Covenants for 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 and amended by Instrument 1996/17543, further amended in Instrument 1999/31095, in the Probate Office of Shelby County, Alabama, with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama.
6. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision; Third Sector, as recorded as Instrument 1996-17544; Supplementary Declaration filed in Instrument 1998-29631; Supplementary Declaration filed in Instrument 1998-29632; Supplementary Declaration filed 1998-29633 and Supplementary Declaration filed in Instrument 20151230000442880 in the Probate Office of Shelby County, Alabama.
7. Title to an minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, page 237 in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Book 95, page 503 and Book 196, page 246, in the Probate Office of Shelby County, Alabama.
9. Rights of riparian owners in and to the use of lake, if any.
10. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development Ltd. providing for easements, use by others and maintenance of Lake Property described within Instrument 1993-15705, in the Probate Office of Shelby County, Alabama.
11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.
12. Right of Way granted to Alabama Power Company by instrument 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 31, page 355, in the Probate Office of Shelby County, Alabama.

- 13. Easement to Water Works Board of the City of Birmingham recorded in Instrument 1996-25667 and Instrument 1997-4027, in the Probate Office of Shelby County, Alabama.
- 14. Mineral and mining rights and rights incident thereto; release of damages; reservations, restrictions and limitations recorded in Instrument 1999-25058, in the Probate Office of Shelby County, Alabama.
- 15. Cable agreement recorded in Instrument 1997-33476, in the Probate Office of Shelby County, Alabama.

~~\$630,000.00~~
~~\$629,910.00~~ 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 Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Edwards Family Revocable Trust, by B David Edwards and Colleen Edwards, its Trustees, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of April, 2025.

Edwards Family Revocable Trust

B David Edwards, Trustee
 B David Edwards, Trustee

Colleen Edwards, Trustee
 Colleen Edwards, Trustee

STATE OF New Hampshire
 COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B David Edwards and Colleen Edwards, whose names as Trustees of the Edwards Family Revocable Trust, 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 and with full authority, they executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 17th day of April, 2025.



Diane K. Attella
 Notary Public
 Print Name: Diane K. Attella
 Commission Expires: March 27, 2029



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2025 01:25:31 PM
 \$96.00 JOANN
 20250423000120640

Allie S. Bayl