

Send tax notice to:
Andrew R Garver
1240 Highland Lakes Trail
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

2025106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eighty-Four Thousand and 00/100 Dollars (\$1,084,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Yellock and Jessica Yellock, Husband and Wife** whose mailing address is: P.O. Box 54, Orange Beach, AL 36561 (hereinafter referred to as "Grantors") by **Andrew R Garver and Terri D Garver** whose property address is: **1240 Highland Lakes Trail, 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 205, according to the Survey of Highland Lakes, 2nd Sector, Eddleman Community, 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 areas, all as more particularly described in Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-7111 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 No. 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:

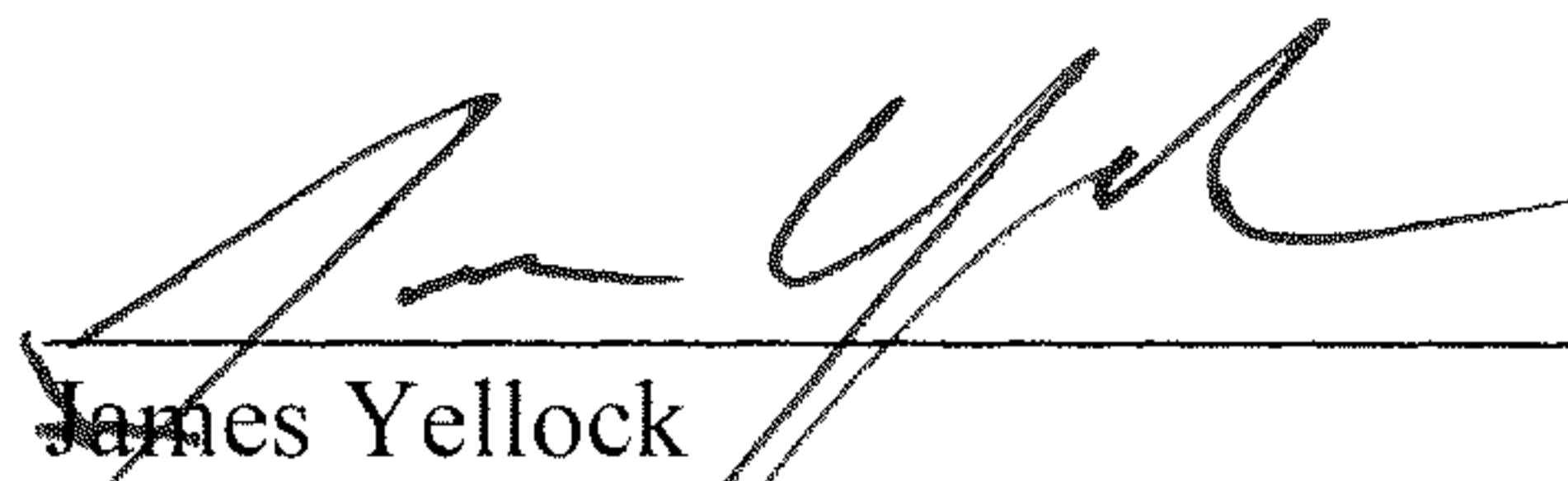
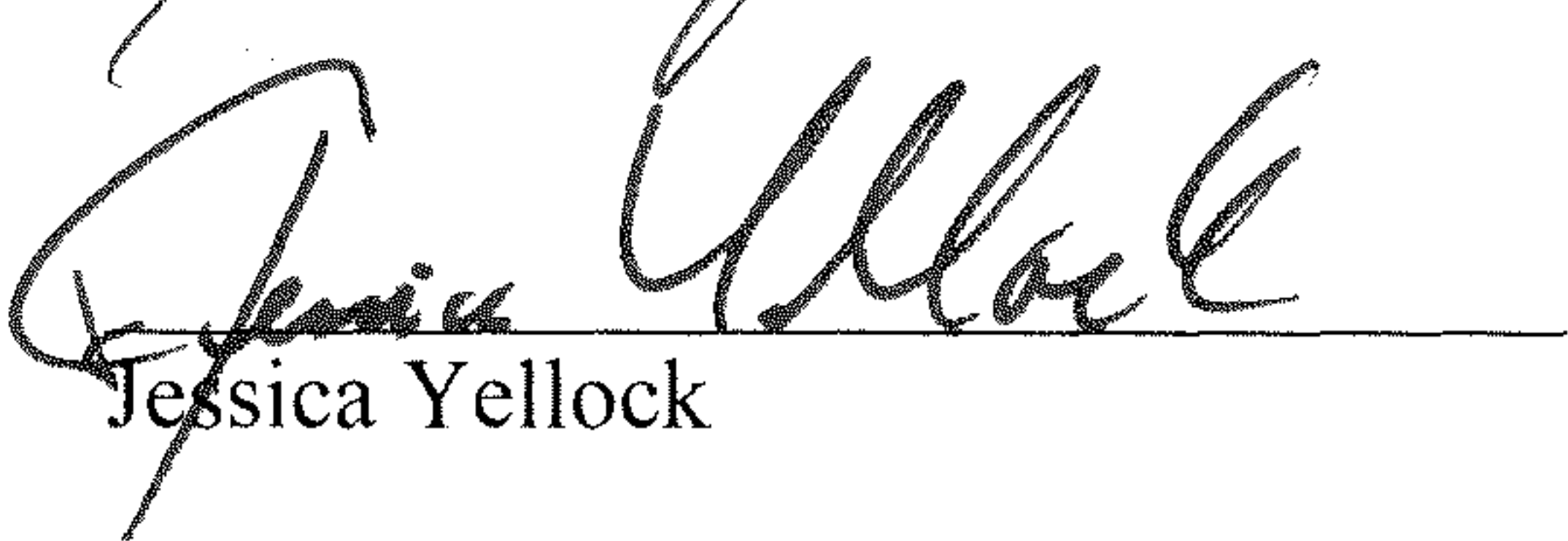
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
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.

\$0.00 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.

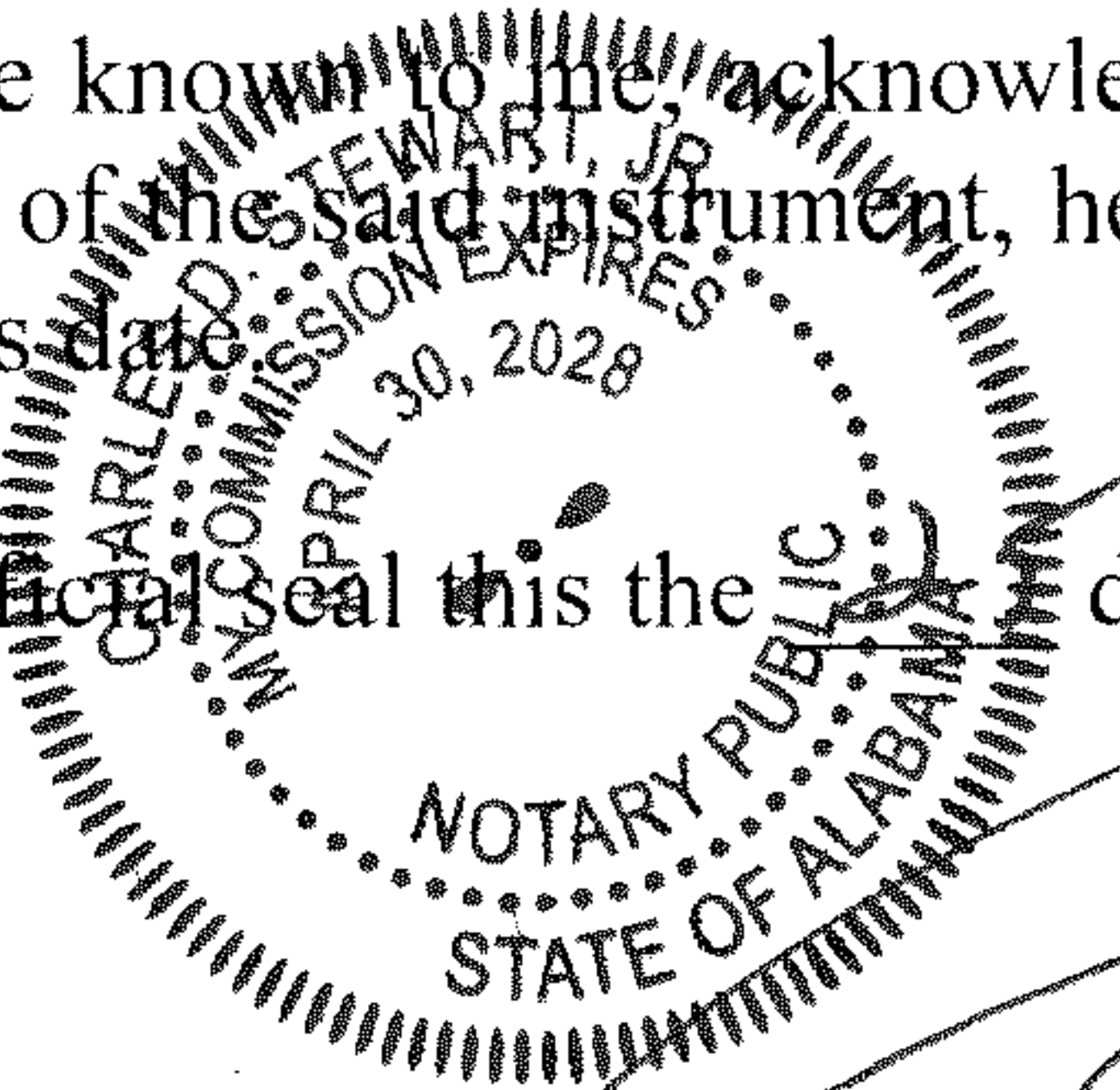
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26 day of April, 2025.

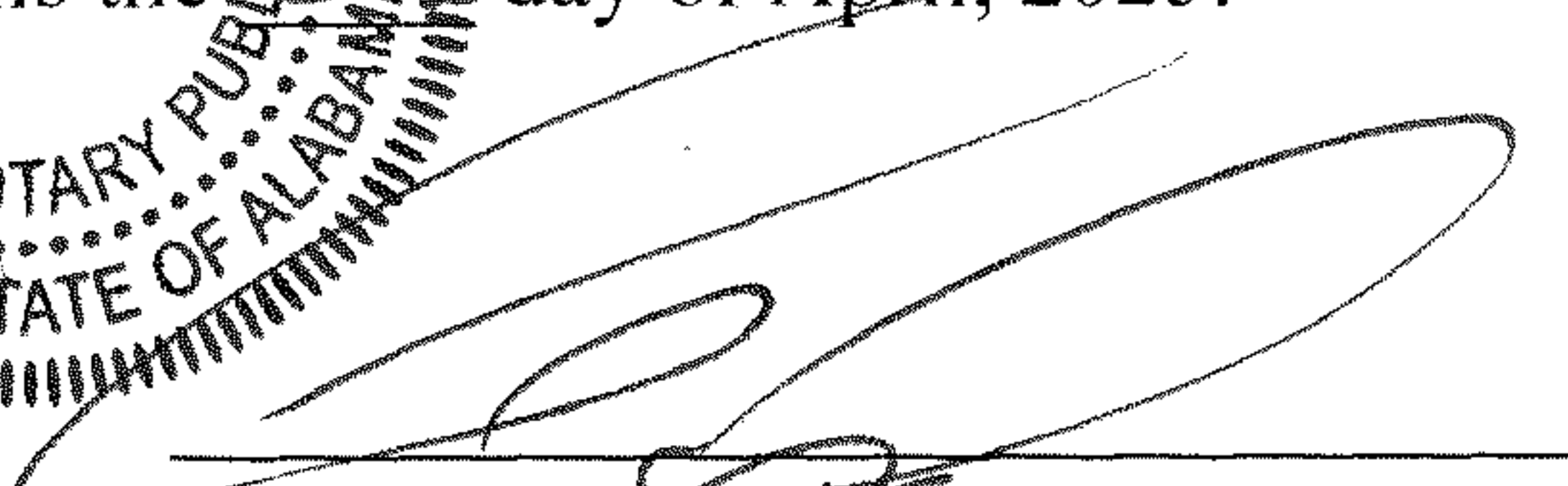

James Yellock

Jessica Yellock

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Yellock and Jessica Yellock whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of April, 2025.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2025 03:09:40 PM
\$1109.00 JOANN
20250428000125890

