

Send tax notice to:
James Richard Preston
1030 Highland Village 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

2025101

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars (\$869,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mark T Mitchell and Jennifer G Mitchell, husband and wife**, whose mailing address is 25 Abbott Square, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **James Richard Preston and Becky Stanley Preston, as Co-Trustees of the Preston Living Trust, U/A dated September 13, 2022**, whose property address is: **1030 Highland Village Trail, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 47, ACCORDING TO THE 2ND AMENDMENT TO THE AMENDED MAP OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION THE VILLAGE AT HIGHLAND LAKES, SECTOR ONE, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 38, PAGES 24 A, B, C, D & E, 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 THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, SECTOR ONE, RECORDED AS INSTRUMENT NO. 200604210001 86670, AMENDMENT AS RECORDED IN INSTRUMENT NO. 20060712000335740, SUPPLEMENTARY DECLARATION RECORDED IN INSTRUMENT NO. 20151230000442810, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

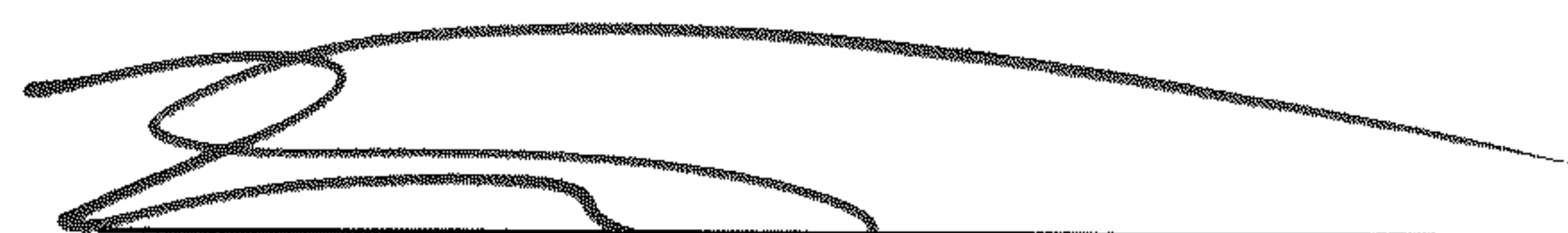
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Covenants, Conditions and Restrictions as recorded in inst#20051229000667950; 20060421000186650; 20060421000186670; 20060712000335740; 20151230000442810; 20170609000202380; 20180927000346270; 2006031400012830; Book LR200605 Page 6696.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Deed Book 81, Page 417.
4. All matters as set forth in that plat of single family residential subdivision the Village at Highland Lakes, Sector One, an Eddleman community, as recorded in map book 38, pages 24 A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

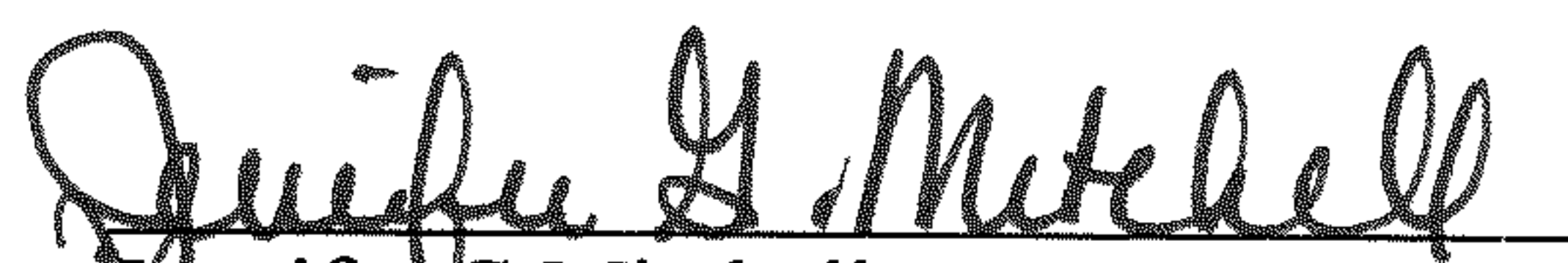
5. Easement to Bellsouth Telecommunications as recorded in Instrument No. 200508030003994300 in the Probate Office of Shelby County, Alabama.
6. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905; Deed Book 139, Page 569, and Deed Book 134, Page 411, in said Probate Office.
7. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254; Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270 in said Probate Office.
8. Grant of easement to Alabama Power Company as recorded in inst#20220606000226090 and 20220606000226100 in the Probate Office..
9. Easement to Shelby County as recorded in Instrument #1992-15747 and Instrument #1992-24264, in said Probate Office.
10. Ingress and egress easements as recorded in Real Book 321, Page 812, in Probate Office.
11. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Articles of Incorporation of The Village at Highland Lakes improvement District as recorded in Instrument # 20051209000637840 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in instrument # 20051213000644260. Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes in favor or Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760. Easement granted to Alabama Power Company as set forth in Instrument No. 20060630000314890; Instrument No. 200606300003 15260; Instrument No. 20060630000315270 and Instrument No. 2008040 1000130220, Grant of land casement and restrictive covenants in favor or Alabama Power Company recorded in Instrument No. 20061212000601650; Instrument No. 20060828000422180; Instrument No. 20008280004222190 and Instrument No. 20071108000516450 Restrictions, Covenants, Conditions, Limitations, Release of Damages and Mineral and Mining Rights as recorded in Instrument #20151229000667950, in the Probate Office of Shelby County, Alabama.

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 23 day of April, 2025.

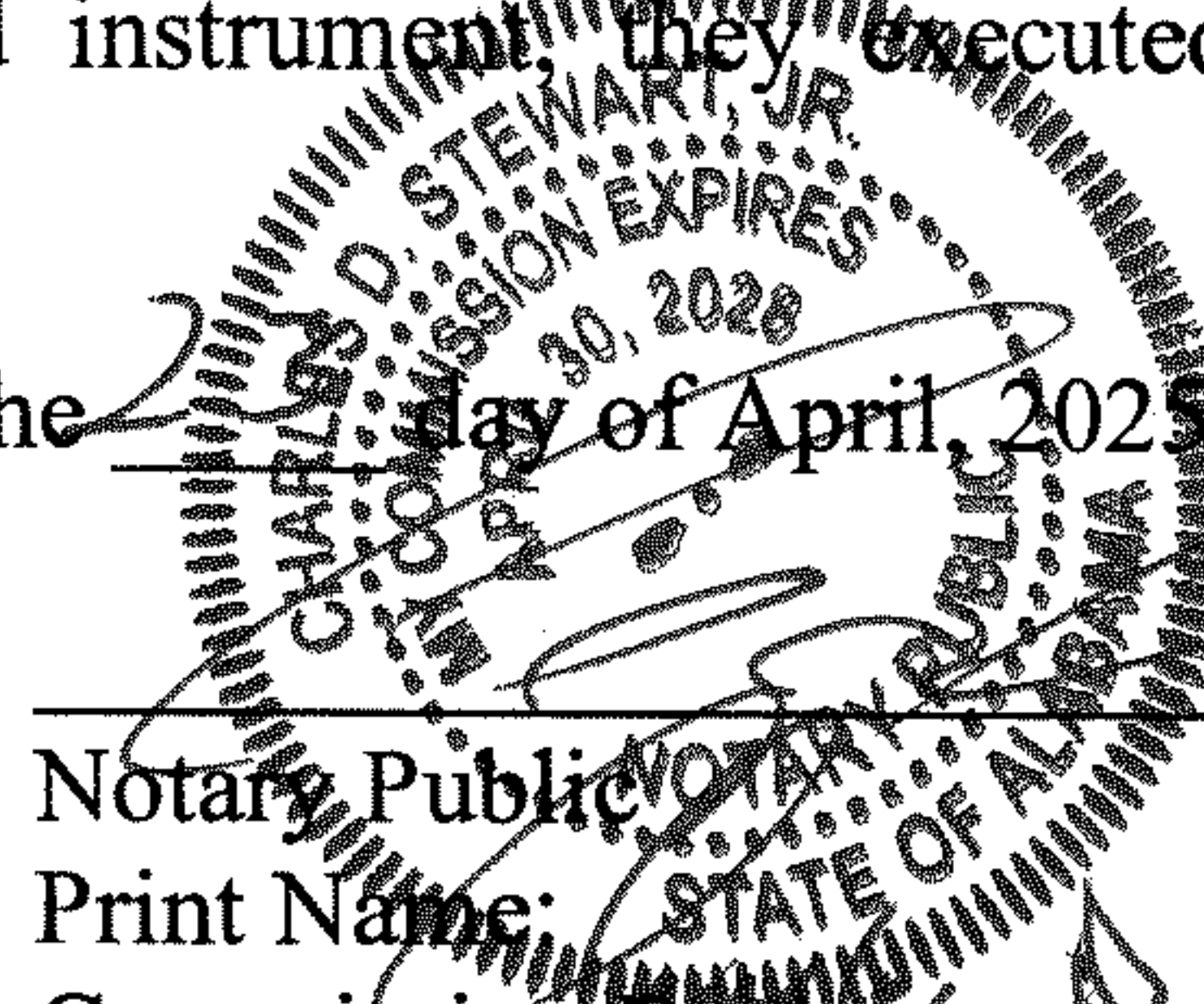

Mark T Mitchell


Jennifer G Mitchell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark T Mitchell and Jennifer G Mitchell 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 23 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 03:43:58 PM
\$896.00 JOANN
20250428000126180



Allie S. Bevil