

Send tax notice to:
Mohammad-Ehsan Owrangi
4053 Grove Park Circle
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

2025150

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twelve Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$612,999.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Gary E Ganus, Jr. and Rena Shiver Ganus** whose mailing address is 65 Blissful Cove, Talladega, AL 35892 35140 (hereinafter referred to as "Grantors") by **Mohammad-Ehsan Owrangi and Melika Moshksar** whose property address is: **4053 Grove Park Circle, 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 1128, according to the Map of Highland Lakes, 11th Sector, Phase I, an Eddleman Community, as recorded in Map Book 27, page 84 A, B, C and D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument No. 1994-07111, and amended in Instrument No. 1996-17543, and further amended in Instrument 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, 11th Sector, Phase I, recorded as Instrument No. 2000-41316, Supplementary Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, with respect to the Eleventh Sector, recorded as Instrument No. 20151230000442900, 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. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1994-7111 and amended in Instrument No. 1996-17543; Instrument No. 1999-31095 and Instrument No. 1999-43196 along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, in the Probate Office of Shelby County, Alabama.
3. 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 described within Instrument No. 1993-15705.
4. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd. recorded as Instrument No. 1993-15704 in Probate Office.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument No. 1998-7777; Instrument No. 1998-7778 and Deed Volume 81, Page 417, in the Probate Office of Shelby County, Alabama.
6. Restrictions, limitations and conditions as set out in Instrument No. 1999-31095 and Instrument No. 1999-31096.

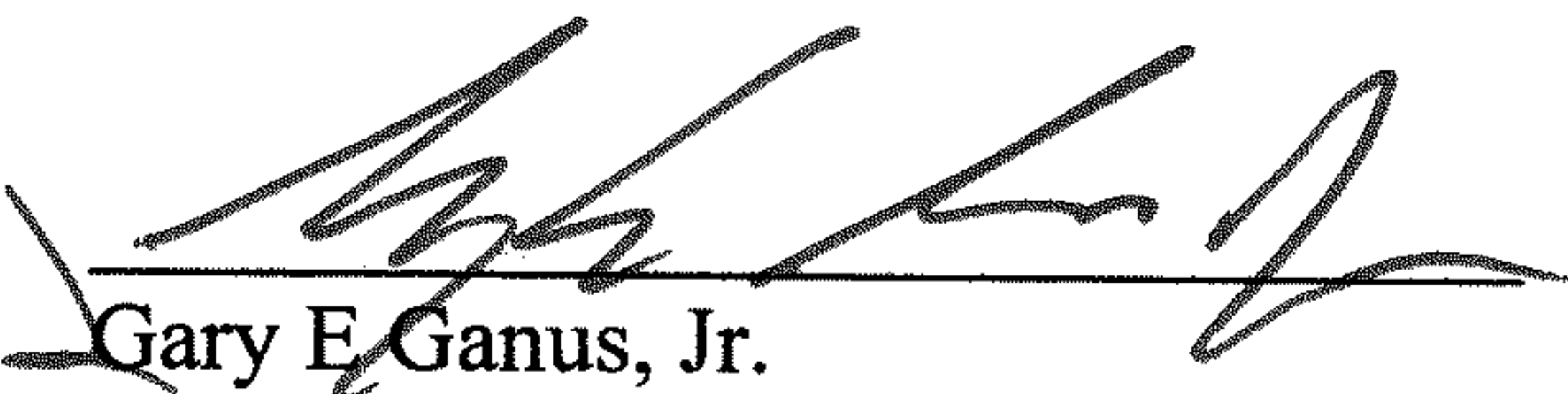
7. Right of way granted to the Birmingham Water & Sewer Board as set out in Instrument No. 1997-4027 and Instrument No. 1996-25667 in Probate Office.
8. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Seventh Sector, as recorded in Instrument No. 2000-41316.
9. Building setback lines to be determined by the Architectural Review Committee, as created by the Restrictions, Covenants and Conditions as set out instruments recorded as Instrument No. 1996-17543, amended by Instrument No. 1999-31095 and Supplemental Covenants recorded in Instrument No. 1999-43196.
10. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as referenced in Instrument No. 2001-29804.
11. Public utility easements as shown by recorded plat, including any tree buffer line shown thereon.
12. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a) Front, rear and side setback as per plot plan which must be approved by the ARC.
13. Restrictions, limitations and conditions as set out in Map Book 27, Page 84.
14. Right of way granted to Shelby County as recorded in Book 196, Page 246.
15. Right of way granted to Alabama Power Company as 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 & 212, Real Volume 31, Page 355 and Instrument No. 1994-1186.
16. Right of way to The Water Works and Sewer Board of the City of Birmingham as set out in Instrument No. 2001- 22920.
17. 10 foot easement on rear lot line as per plat.
18. Agreement with Shelby Cable as recorded in Instrument No. 1997-33476.

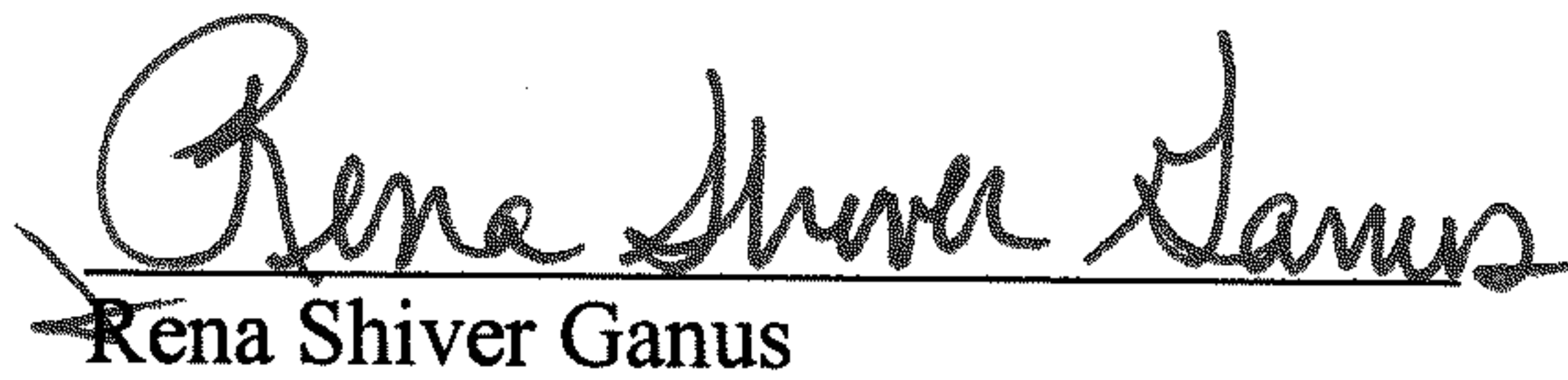
\$582,349.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The 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 _____ day of May, 2025.


Gary E. Ganus, Jr.


Rena Shiver Ganus

STATE OF ALABAMA
COUNTY OF SHELBY

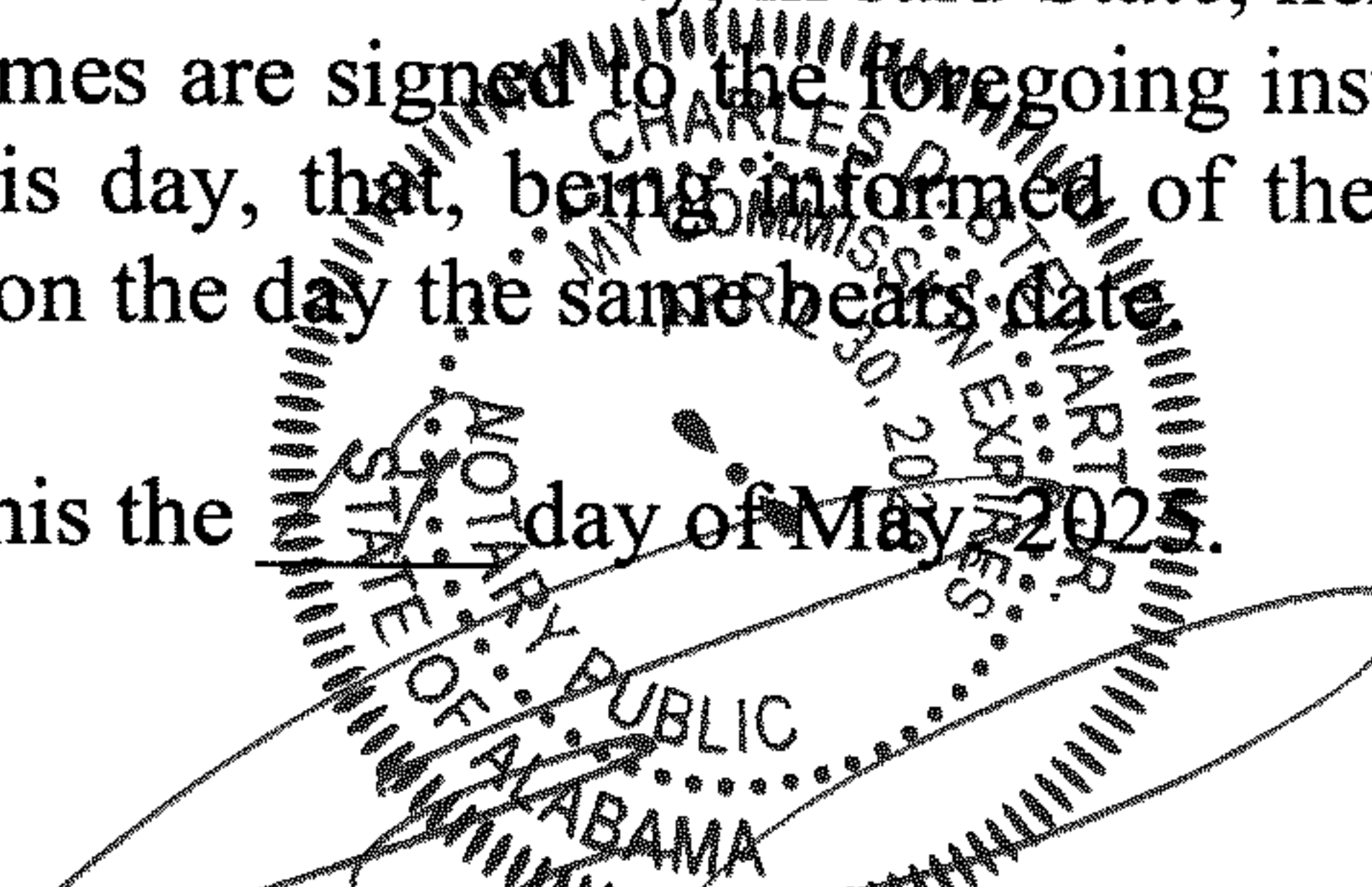
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary E Ganus, Jr. and Rena Shiver Ganus whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of May, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2025 11:17:47 AM
\$56.00 PAYGE
20250522000156170

Ann S. Boyd



Notary Public

Print Name:

Commission Expires:

Charles D Stewart
30 25