

Send tax notice to:
Molly Harper
2994 Kelham Grove Way
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

2025229

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Eight Thousand and 00/100 Dollars (\$678,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Matthw Pierce and Claire Pierce** whose mailing address is: 11 Jrs Way Santa Rosa Beach FL 32459 (hereinafter referred to as "Grantors") by **Molly Harper and Colin Harper and Scott Harper** whose property address is: **2994 Kelham Grove Way, 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 4, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Inst. No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Inst. No. 20070223000084910 in the Probate Office of Shelby County, Alabama {which, together with all amendment 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. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 247 page 905 and Deed 139 page 569 and Deed 134 page 411 in the Probate Office.
5. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 196 pages 237, 248 and 254 in the Probate Office.
6. Easement(s) to Shelby County as shown by instrument recorded in Inst. No. 1992-15747 and Inst. No.1992-24264 in the Probate Office.
7. Ingress and Egress Easements as set out in Real 321 page 812 in the Probate Office.
8. Right(s) of Way(s) for roadway as set out in Real 103 page 844 and Map Book 3 page 148 in the Probate Office.
9. Easement for Distribution Facilities granted to Alabama Power Company as set out in Inst. #20060630000314890, Inst.# 20060630000315260 and Inst.# 20060630000315270 in the Probate Office.
10. Grant of land Easement and Restrictive Covenants granted to Alabama Power Company as set out in Inst. # 20060828000422180 and Inst. # 20060828000422190 in the Probate Office.
11. Declaration of Restrictive Covenants as set out in Inst. #20041202000659280 in the Probate Office.
12. Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision. as set out in Inst. # 20060421000186650 in the Probate Office.
13. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, as set out in Inst. # 20060421000186670, as amended by Inst. # 20060712000335740 in the Probate Office.
14. Release from damages contained in deed recorded in Inst. No. 20051229000667950.
15. Notice of Final Assessment by The Village at Highland Lakes Improvement District as recorded in Inst. No. 20051213000644260.
16. Memorandum of sewer service agreement with Double Oak Reclamation, LLC as recorded in Inst. No.20121107000427760.
17. Easement to Alabama Power Company recorded in Inst. No. 20060630000314890, Inst. No. 20060630000315260, Inst. No. 20060630000315270 and Inst. No. 20080401000130220.


18. Articles of Incorporation of Highland Village Residential Association recorded in Inst. No. 20060314000120380 in Shelby County, Alabama and re-recorded in LR 200606, Page 6696 in Jefferson County, Alabama.
19. Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Kelham Grove Neighborhood, including Natural Area easements and other easements, as recorded in Inst. No. 20130613000242820.
20. Sewer Service Agreement with Shelby Ridge Utility Systems, LLC as recorded in Inst. No. 20220909000351570.

\$474,600.00 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 1 day of July, 2025.

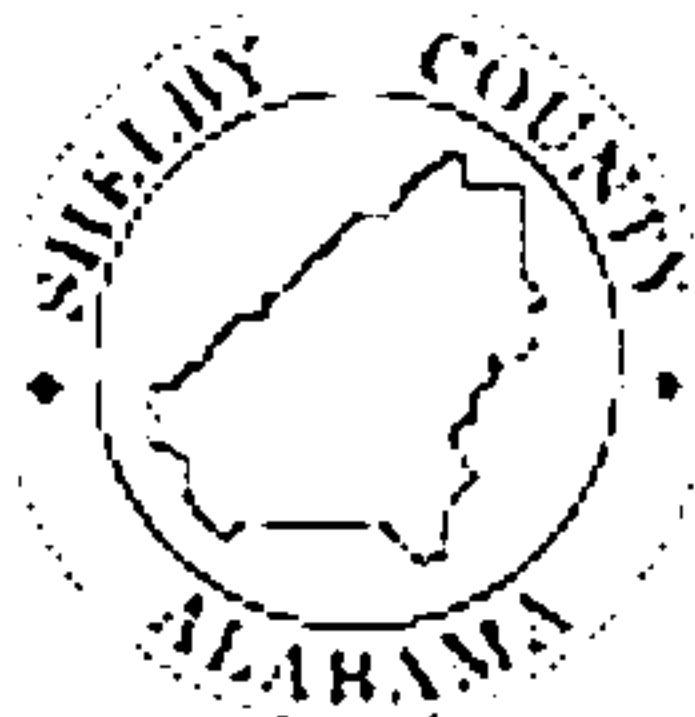
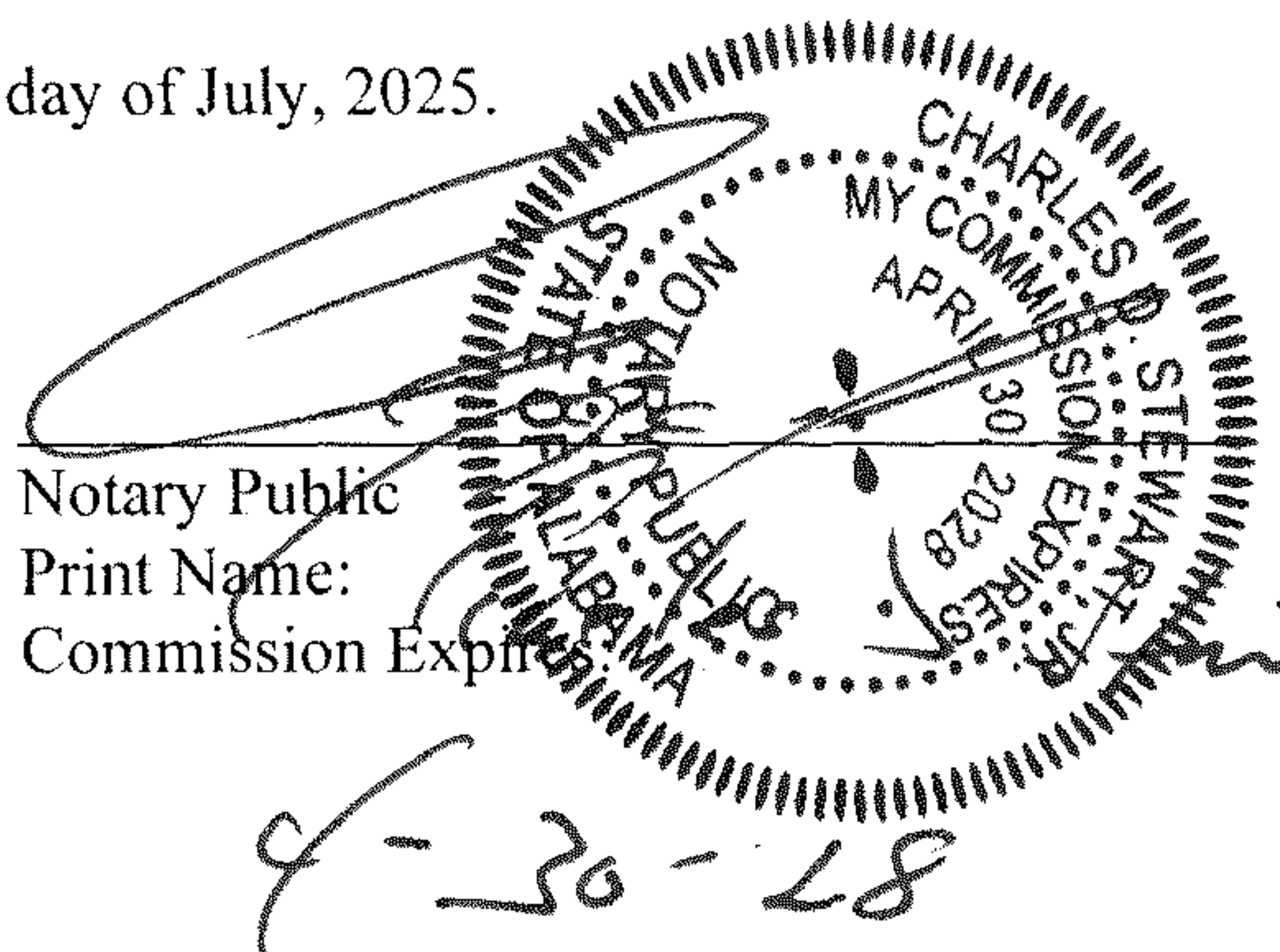

Matthew Pierce


Claire Pierce

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Pierce and Claire Pierce 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 1 day of July, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 12:05:14 PM
\$229.50 PAYGE
20250702000201310

