



Prepared By:  
Associa Client Shared Service Center  
1225 Alma Road Ste 100  
Richardson, TX 75081

Lot 225, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded Map Book 51, page 1, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
3. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Instrument #20061212000600970, in the Probate Office of Shelby County, Alabama.
5. Title to any portion lying within public roads.
6. Any road rights of ways.
7. Declaration of Covenants and Restrictions for The Lakes at Hidden Forest, a residential subdivision as recorded in Instrument #20061120000567220 and Instrument #20190517000170760, in the Probate Office of Shelby County, Alabama.
8. Hypothication Agreement recorded 01/26/2018 in Instrument #20180126000027420.
9. Assignment of Agreements, Permits, Licenses and Approvals recorded on 01/26/2018 in Instrument #20180126000027430.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/02/2025 02:00:25 PM**  
**\$25.00 PAYGE**  
**20250702000201580**

*Allie S. Beyl*

WHEN RECORDED MAIL COPY TO:  
Associa Client Shared Services Center  
1225 Alma Road Ste 100  
Richardson, Texas 75081