

Send tax notice to:
William R D'Ambrogio
2982 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

2025204

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lay Lake Rentals, LLC** whose mailing address is: **25 Abbott Square, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by **William R D'Ambrogio and Kristi S Burch** whose property address is: **2982 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 1, as recorded in the Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, pages 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

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. 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.
3. All matters as set forth in that plat book 43/87, in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenants, Conditions and Restrictions as recorded in Instrument No. 2007022300084910 and amended in Instrument No. 20070830000408300, Instrument No. 20080501000178840, Instrument No. 2009012100018210, Instrument No. 20110125000025020, Instrument No. 20110406000107050 and Instrument No. 20110406000107060; Declaration of Easement and Master Protective Covenants as recorded in Instrument No. 200604210000186650; 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 Instrument No. 20130613000242820.
5. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20041202000659280 and amended in Easement granted Alabama Power Company by instrument recorded in Deed Book 247, Page 905, Deed Book 139, Page 569, Deed Book 134, Page 411, Instrument No. 20060630000314890, Instrument No. 20060630000315260, Instrument No. 20060630000315270, Instrument No. 20080401000130220.
6. Easement granted BellSouth Telecommunications, Inc. by instrument recorded in Instrument No. 20050803000394300.
7. Easement granted BellSouth by instrument recorded in Book 2013, Page 283100.
8. Easement granted BellSouth Telecommunications, LLC d/b/a AT&T Alabama by instrument recorded in Book: LR201315, Page 7088, recorded in Jefferson County, Alabama.
9. Grant of Land Easement with Restrictive Covenants as recorded in Instrument No. 20061212000601650, Instrument No. 20060828000422180 and Instrument No. 20071108000516450.
10. Release of Damages recorded in Instrument No. 20130619000251740.
11. Reservation of oil, gas and minerals contained in instrument recorded in Deed Book 81, Page 417.

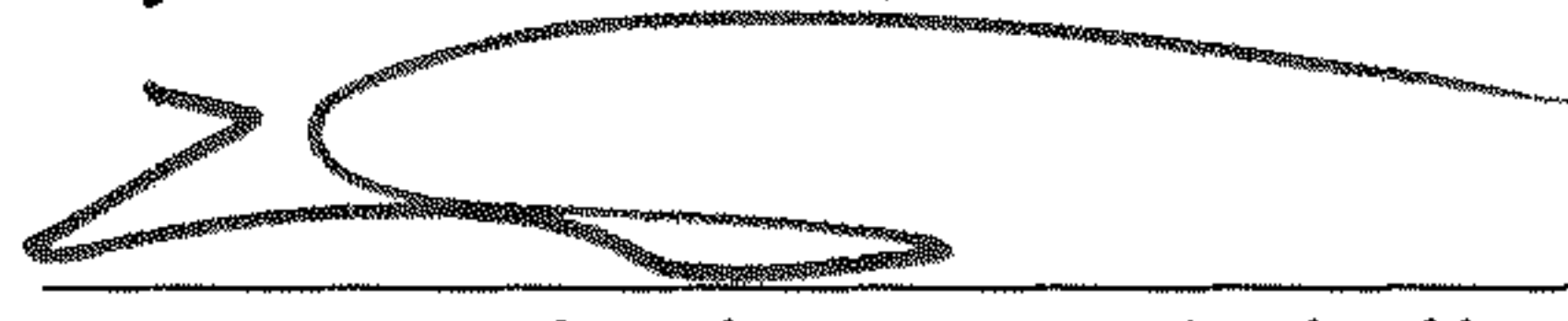
12. Reservations, limitations, conditions and release of damages as recorded in Instrument No. 20051229000667950.
13. Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes as recorded in Instrument No. 20121107000427760
14. Riparian rights incident to the premises.
15. Terms, conditions, obligations, rules, regulations and by-laws of Highland Village Residential Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20060314000120380 in the Probate Office of Shelby County, Alabama and re-recorded in Book: LR200605, Page 6696 in the Probate Office of Jefferson County, Alabama.
16. Terms, conditions, obligations, rules, regulations and by-laws of The Village at Highland Lakes Improvement District as evidenced by the Articles of Incorporation recorded in Instrument No. 20051209000637840 and the Notice of Final Assessment of Real Property as recorded in Instrument No. 20051213000644260 Instrument No. 20060524000244790.

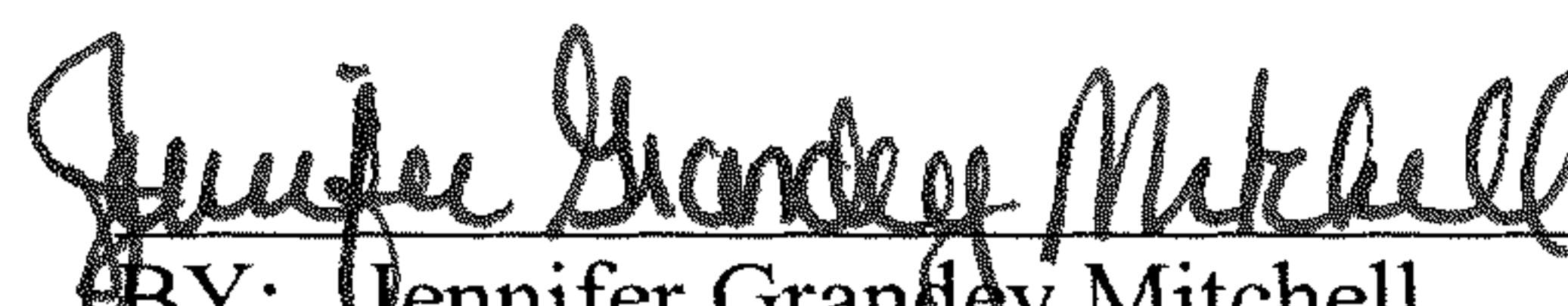
\$546,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Lay Lake Rentals, LLC, by Mark Thomas Mitchell and Jennifer Grandey Mitchell, its Members, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 2 day of July, 2025.

Lay Lake Rentals, LLC

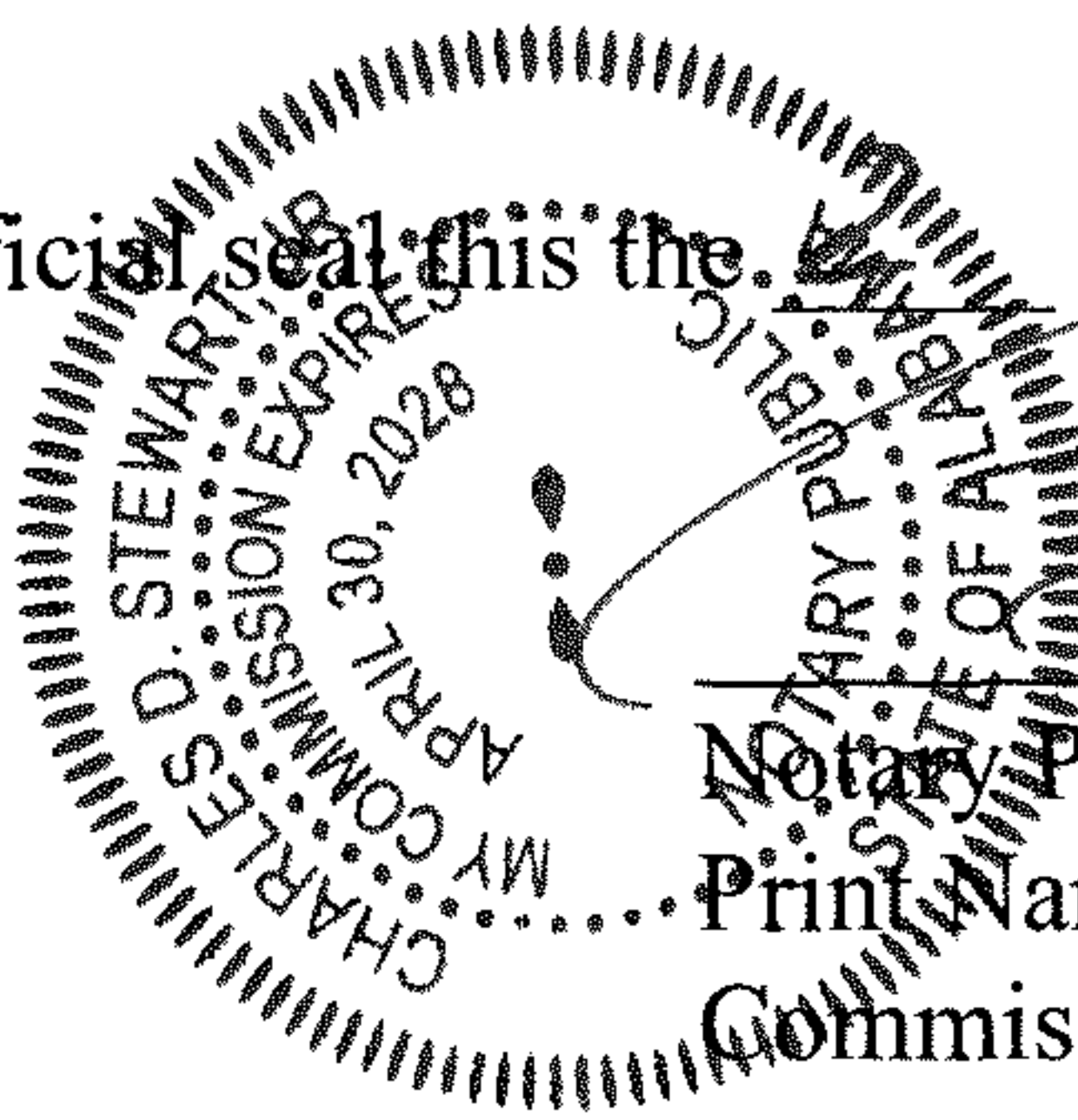

 BY: Mark Thomas Mitchell
 ITS: Member


 BY: Jennifer Grandey Mitchell
 ITS: Member

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Thomas Mitchell and Jennifer Grandey Mitchell, whose names as Members of Lay Lake Rentals, LLC, 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 2 day of July, 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
 07/07/2025 12:43:02 PM
 \$54.00 BRITTANI
 20250707000204570

Allen S. Byrd