

Send tax notice to:
Adam W Boyd
1001 Kingswood Road
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2025227

SHELBY COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, the **Estate of Darla Tabler Sherman, deceased, Shelby County Probate Case No. PR-2025-002241**, whose mailing address is 6751 NW 107th Terr, Parkland, FL 33076 (hereinafter referred to as Grantors) in hand paid by **Adam W Boyd and Danielle A Boyd** whose property address is: **1001 Kingswood Road, Birmingham, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 309, according to the Amended Map of Highland lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, page 124, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111, and amended in Instrument No. 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument No. 1996-17544, 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. Easements, building lines and restrictions as shown on recorded plat.
3. Right of way to Water Works and Sewer Board of the City of Birmingham, recorded in Instrument No. 1997-04027.
4. Right of way to Shelby County recorded in Book 95, page 503.
5. The rights of upstream and downstream riparian owners with respect to the use of the lake, if any.
6. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument No. 1993-15705.
7. Easement for ingress and egress to serve Highland Lakes Development, executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded in Instrument No. 1993-15704.
8. Easement to the Birmingham Water Works, as recorded in Instrument No. 1996-25667.
9. Building lines, easements, restrictions, covenants, conditions, limitations, mineral and mining rights and rights incident thereto and release of damages recorded in Instrument No. 1997-23294.
10. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111; Amendment as

recorded in Instrument No. 1996-17543 and Second Amendment as recorded in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc.; recorded in Instrument No. 9402/3947, in the Probate Office of Jefferson County, Alabama.

11. Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, Third Sector, Phase One recorded in Instrument No. 1996-17544 and amended in Instrument No. 20151230000442880.
12. Setback lines, Covenants, Restrictions and Agreements as set forth in Instrument No. 1999-13552.
13. 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, are not insured herein.

Darla T Sherman was the surviving grantee of that certain deed recorded in Instrument No. 20170104000002790 in the Probate Office of Shelby County, Alabama; the other grantee, Richard M Sherman, having died on or about the 29th day of April, 2023.

\$518,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, the Estate of Darla Tabler Sherman by Michele Sherman Bartow, its Personal Representative, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 3rd day of July, 2025.

Estate of Darla Tabler Sherman

By: Michele Sherman Bartow
Michele Sherman Bartow,
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michele Sherman Bartow, whose names as Personal Representative of the Estate of Darla Tabler Sherman, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, she, in her capacity as said Personal Representative of the Estate of Darla Tabler Sherman, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 3rd day of July, 2025.

Notary Public
Print Name: Charles Stewart, Jr.
Commission Expires: April 30, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/08/2025 02:47:18 PM
\$41.50 JOANN
20250708000206150

Allen S. Bayl