

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice to:
Paul Vincent San Juan
Jennifer L. Smith
3017 Highland Village Rdg
Hoover, AL 35242



20250714000213210 1/5 \$77.50
Shelby Cnty Judge of Probate, AL
07/14/2025 02:45:01 PM FILED/CERT

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

STATUTORY JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)** to the undersigned grantor, **EDDLEMAN RESIDENTIAL, LLC, an Alabama limited liability company** (herein referred to as "Grantor"), in hand paid by Grantees named herein, the receipt of which is hereby acknowledged, the said **EDDLEMAN RESIDENTIAL, LLC, an Alabama limited liability company**, does by these presents, grant, bargain, sell and convey unto **Paul Vincent San Juan and Jennifer L. Smith**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (hereinafter referred to as "Grantees", whether one or more), the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

Lot 3-60, according to the Survey of The Village at Highland Lakes, Phase 3, 2nd Sector, as recorded in Map Book 59, Pages 48A & 48B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument 20060421000186670, Amendment as recorded in Instrument 20060712000335740; Supplementary Declaration recorded in Instrument 20151230000442810, and Supplementary Declaration for Phase 3, 2nd Sector, as recorded in Instrument 20240315000071390, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

\$806,500.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2025 and all subsequent years thereafter, including any "roll-back taxes."
- (2) Such state of facts as shown on record subdivision plat recorded in Map Book 59, Page 48A & 48B, Shelby County, Records.
- (3) Existing covenants, restrictions, easements, building lines and limitations of record
- (4) Notice of Final Assessment of Real Property due and payable to The Village at Highland Lakes Improvement District as recorded in Instrument #20051213000644260, in the Probate Office of Shelby County, Alabama. Such potential assessments constitute a priority lien on subject property created by Chapter 99A of Title 11 Code of Alabama 1975 (the "Alabama Improvement

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State of Alabama
Deed Tax: \$43.50

- (6) Declaration of Restrictive Covenants pursuant to Clean Water Act and Rivers and Harbors Act under Federal Law as recorded in instrument 20041202000659280 and Instrument 20070601000256340, in the Probate Office of Shelby County, Alabama.
- (7) Ingress and egress easements as recorded in Real Book 321, Page 812, in said Probate Office.
- (8) Right of way for roadway as set forth in Shelby Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
- (9) Powers and provisions set forth in Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380, in the Office of the Judge of Probate of Shelby County, Alabama and rerecorded in Instrument LR200605 Page 6696 in the Office of the Judge of Probate of Jefferson County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- (10) Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, as recorded in Instrument 20060421000186670; and Amendment as recorded in Instrument 2006712000335740; Supplementary Declaration recorded in Instrument 20151230000442810, Supplementary Declaration for Phase 3, 1st Sector, and 2nd Sectors as recorded in Instrument 20240315000071390, in the Probate Office of Shelby County, Alabama
- (11) Powers and provisions set forth in Articles of Incorporation of the Village at Highland Lakes Improvement District recorded as Instrument 20051209000637840, in the Probate Office of Shelby County, Alabama.
- (12) Subdivision restrictions, limitations and conditions as set out in Map Book 59, Pages 48A & 48B, in said Probate Office.
- (13) Title to all 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 Deed Book 81, Page 417, in said Probate Office.
- (14) Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:
 - (a) As per plot plan which must be approved by the ARC;
- (15) Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument # 20051209000637840 and Notice of Final Assessment of Real Property by The Village at Highland Lakes Improvement District as recorded in Instrument No. 20051213000644260.
- (16) Memorandum of Sewer Service Agreement regarding The Village at Highland Lakes in favor or Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760.
- (17) Right of Way granted to Alabama Power Company as set forth in Instrument No. 20060630000314890; Instrument No. 20060630000315260; Instrument No. 20060630000315270; Instrument No. 20080401000130220; Instrument No. 20121211000474110; Instrument No. 20121211000474120; Instrument No. 20140718000220540; Instrument No. 20220606000226080; Instrument No. 20220606000226090; and Instrument No. 20220606000226100, in said Probate Office.
- (18) Grant of land easement and restrictive covenants in favor or Alabama Power Company recorded in Instrument No. 20061212000601650; Instrument No. 20060828000422190; Instrument No. 2006828000422180; and Instrument No. 2017110-8000516450, in said Probate Office.
- (19) Covenants, Reservations, conditions, and release of damages as recorded in Instrument No. 20061229000634380, in the Probate Office of Shelby County, Alabama.
- (20) Restrictions, covenants, conditions, limitations, reservations, mineral and mining rights and release of damages as recorded in Instrument No. 20170707000241250 and Instrument No. 20170707000241260, in the Probate Office of Shelby County, Alabama.
- (21) Easement to AT&T, as recorded in Instrument 20121211000474110, in the Probate Office of Shelby County, Alabama.
- (22) Easement to Bellsouth Telecommunications as recorded In Instrument 20050803000394300, in the Probate Office of Shelby County, Alabama.



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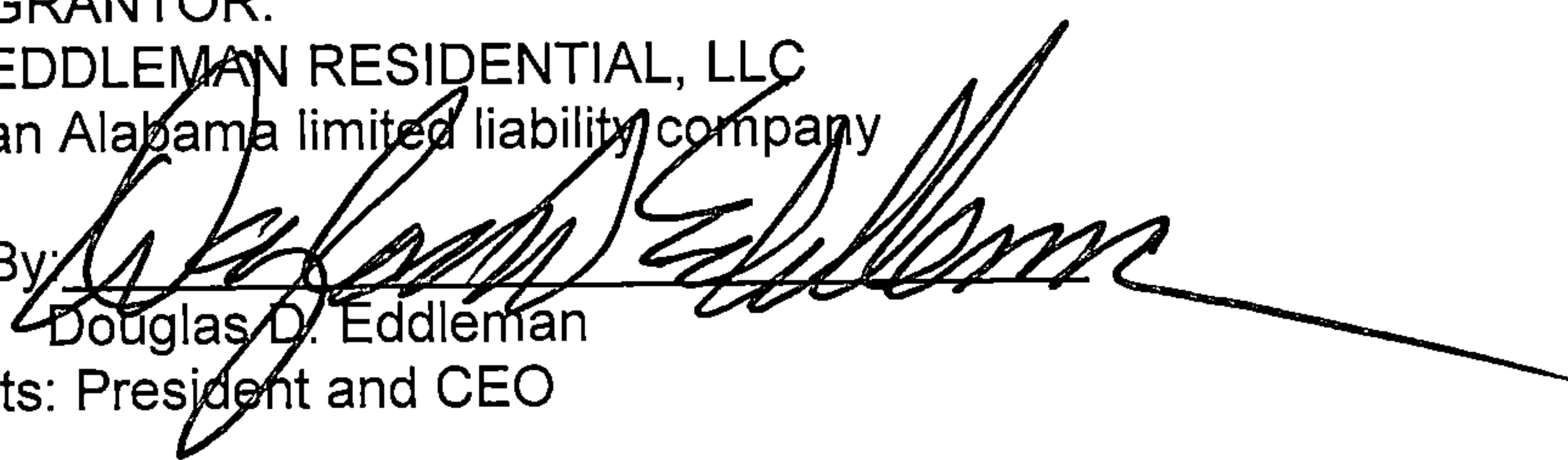
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This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor and the Village at Highland Lakes, Inc., Village at Highland Lakes, Ltd., Eddleman Properties, Inc., Eddleman Realty, LLC, Eddleman Residential, LLC and Regent Park Homes, LLC (herein collectively referred to as the Village at Highland Lakes entities) their successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. Further, the Grantee, its successors and assigns hereby acknowledges that Grantor shall not be liable for and no action asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes or drainage problems in its present "AS IS" condition. Grantee acknowledges that it has made its own independent inspections and investigations of the hereinabove described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph the term Grantor and Village at Highland Lakes entities shall mean and refer to (i) the officers, directors, agents and employees of Grantor and the Village at Highland Lakes entities as defined herein above and any successors or assigns hereof. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvement unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized representative this 30th day of June, 2025.

GRANTOR:
EDDLEMAN RESIDENTIAL, LLC
an Alabama limited liability company

By: 
Douglas D. Eddleman
Its: President and CEO

The Village at Highland Lakes - Phase 3 - 2nd Sector -
Lot 3-60 Paul Vincent San Juan and Jennifer L. Smith

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**


I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President and CEO of Eddleman Residential, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such President and CEO, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

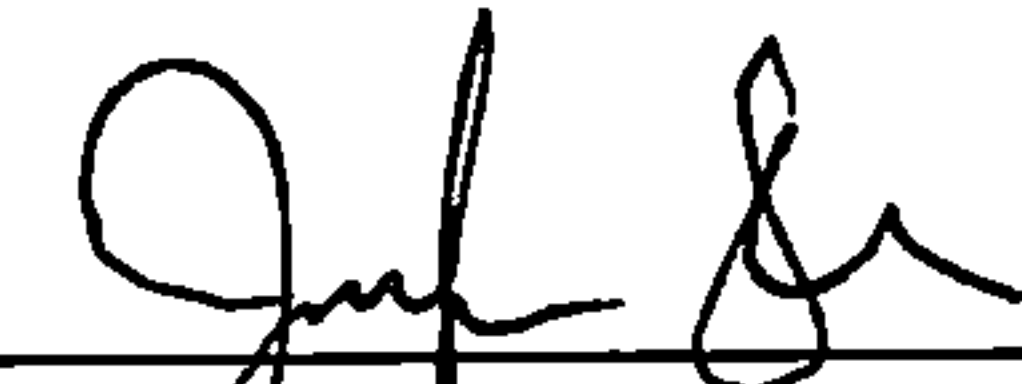
Given under my hand and official seal of office this the 30th day of June, 2025

NOTARY PUBLIC
My Commission Expires: 06-02-2027



The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

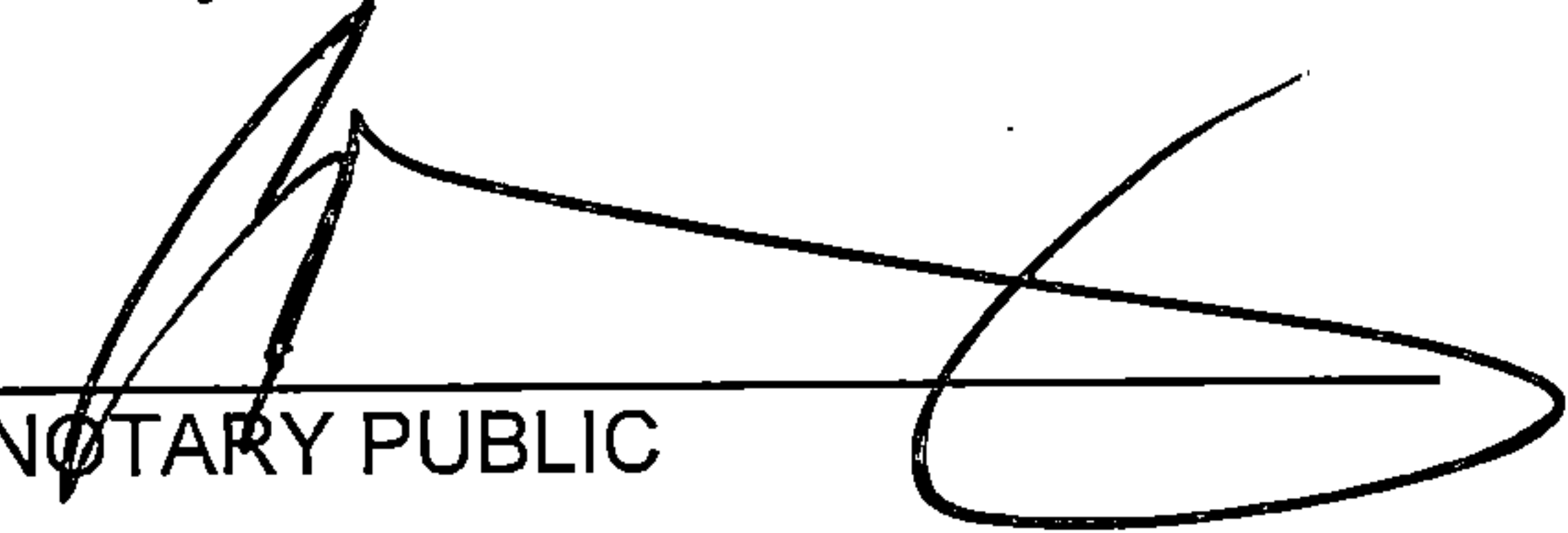

Paul Vincent San Juan


Jennifer L. Smith

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul Vincent San Juan and Jennifer L. Smith, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2025.


NOTARY PUBLIC

My Commission Expires: 06-02-2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Eddleman Residential, LLC	Grantee's Name	Paul Vincent San Juan
			Jennifer L. Smith
Mailing Address	2700 Hwy. 280, Ste. 425 Birmingham, AL 35223	Mailing Address	3017 Highland Village Rd Hoover, AL 35242
Property Address	3017 Highland Village Rd Hoover, AL 35242	Date of Sale	June 30, 2025
		Total Purchase Price	\$ 850,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Eddleman Residential, LLC
Print by Douglas D. Eddleman, President and CEO

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one