

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

262 Highland Park Dr.
Birmingham, AL 35242

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of SEVEN HUNDRED FORTY THOUSAND AND 00/100 (740,000.00) and other valuable considerations to the undersigned GRANTOR(S), **DARRELL B. SMITH** and **JENNIFER G. SMITH**, a married couple, in hand paid by the GRANTEE(S), **ALISHA WEATHERS ONUSHKO** and **ALEXANDER MICHAEL ONUSHKO**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Lot 1733-A, according to the Survey of Resubdivision of Highland Lakes 17th Sector, as recorded in Map Book 27, Page 90, 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, as recorded in Instrument No. 1994-7111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland lakes, A Residential Subdivision, 17th Sector, recorded as Instrument No. 2000-41317 in the Probate office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Prior Deed Reference: Instrument No. 20160608000197520.

Declaration of Restrictions, Covenants and Conditions as set out in instrument(s) recorded in Inst. No. 1994-7111, Inst. No. 1996-17543 and Inst. No. 1999-31095 in the Probate Office of Shelby County, Alabama: along with Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded as Inst. No. 9407-3947 in the Probate Office of Jefferson County, Alabama.

Declaration of Restrictions, Covenants and conditions for Highland Lakes, Seventeenth sector, set out in instruments recorded in Inst. No. 2000-41317 in Probate Office.

Easements for Ingress and Egress to serve Highland Lakes Development, executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Inst. No. 1993-15704 in the Probate Office.

Cable Agreement set out in Inst. No. 1997-19422 in the Probate Office.

Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., provided for easements, use by others, and maintenance of Lake Property described within Inst. No. 1993-15705 in the Probate Office.

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

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$703,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 25th day of August, 2025.

Darrell B. Smith

DARRELL B. SMITH

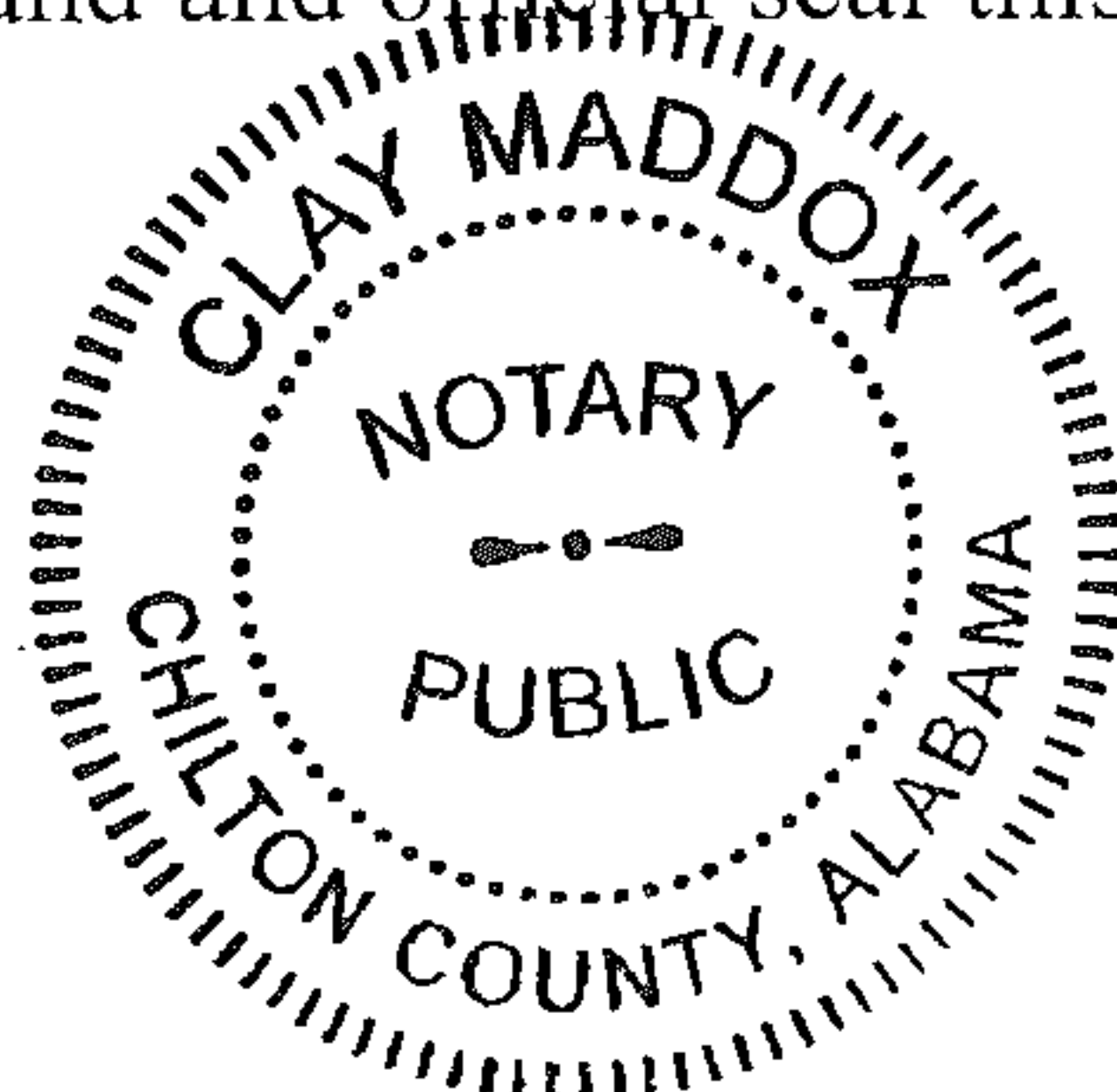
Jennifer G. Smith

JENNIFER G. SMITH

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **DARRELL B. SMITH and JENNIFER G. SMITH** is(are) signed to the foregoing conveyance, and who is(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 25th day of August, 2025.



[Signature]

NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:

262 Highland Park Drive
Birmingham, AL 35242

Address of Grantor:

262 Highland Park Drive
Birmingham, AL 35242

Property Address:

262 Highland Park Drive,
Birmingham, AL 35242

Real Value: \$740,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2025 02:29:02 PM
\$65.00 JOANN
20250827000263220

Allie S. Bayl