

Send tax notice to:  
William Wright  
243 Courtside Drive  
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

2025395

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Eighty-Five Thousand and 00/100 Dollars (\$585,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Teresa L Watkins, a single individual**, whose mailing address is 444 Finley Avenue West, B'ham, AL 35204 (hereinafter referred to as "Grantors") by **William Wright and Marianne Wright** whose property address is: **243 Courtside Drive, 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:

**Unit 45, in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby County, Alabama, as amended by the amendment thereto recorded as Instrument Number 2002521000241460 in said Probate Office and as further amended by the Corrective amendment recorded as Instrument Number 20020521000241470 in said Probate Office and as reflected in the Plat of Courtside at Brook Highland prepared by K.B. Weygand & Associates, PC, which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument Number 20020521000241450 and which is also separately recorded in Map Book 28, page 103, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Right-of-way granted to Alabama Power Company recorded in Real 207, Page 380; Real 220, Page 521 and Real 220, Page 532, in said Probate Office.
3. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions set out in Real 307, Page 950 in said Probate Office.
4. Declaration of Protective Covenants for the "Watershed Property" which provides among other things for an Association to be formed to assess and maintain the Watershed maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office.
5. Drainage Agreement between AmSouth Bank, N.A. as Ancillary trustee for NCNB National bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office.
6. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 1, in the Probate Office.
7. Reciprocal Easement Agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement Systems of Ohio and Billy and Douglas Eddleman as set out in instrument dated August 9, 1988 and recorded in Real 199, Page 18, in the Probate Office.
8. Agreement concerning Electronic Service to NCNB/Brook Highland and Alabama Power Company recorded in Real 306, Page 119 in Probate Office.
9. Easement Agreement recorded as Instrument No. 2002-22387 in the Probate Office.

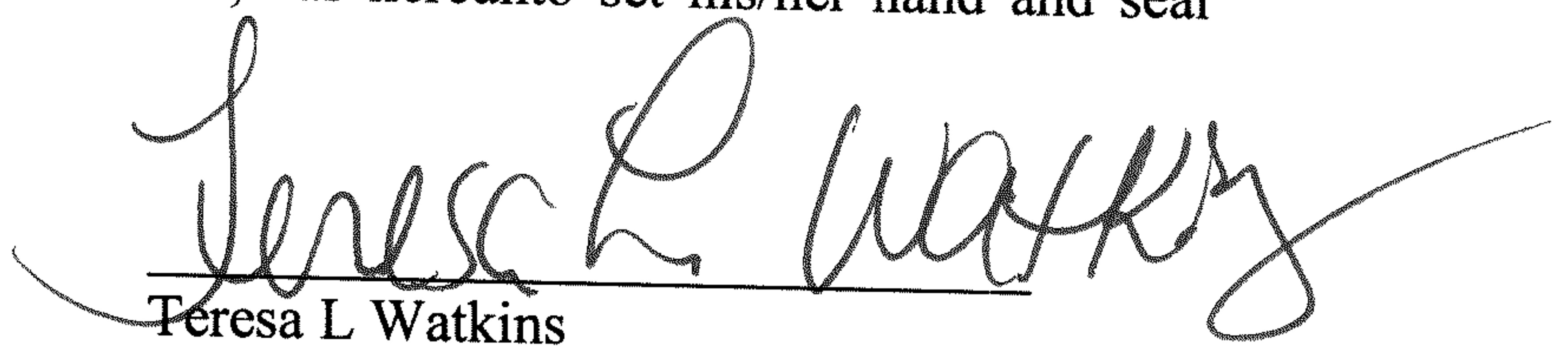
10. Restrictive covenants dated February 17, 1988 and set out by Real 181, Page 995, in said Probate Office.
11. Restrictions appearing of record in Map Book 23, Page 91 and Map Book 28, Page 103, in Probate Office.
12. Release of damages as set out in instrument(s) recorded in Instrument No. 1998-15836 and Instrument No. 2003-75143.
13. Articles of Incorporation of Courtside at Book Highland Association, Inc., recorded in Instrument No. 2001-29968 in the Probate Office.
14. Declaration of Condominium of Courtside at Brook Highland, a Condominium, recorded as Instrument No. 2001-29968 and re-recorded as Instrument No. 2002-24145 with an Amendment recorded as Instrument No. 2002-22392 and corrected as Instrument No. 2002-24146 along with corrective Amendment recorded as Instrument No. 2002-24147 in said Probate Office.
15. Restrictive Agreement and Protective covenant, including restrictive use of property, as set out in Instrument No. 1992-14567; Real 308, Page 1; Instrument No. 1993-32511 and Real 220, Page 339.
16. Reciprocal Easement agreement between AmSouth Bank, N.A. as Ancillary Trustee for NCNB National bank of North Carolina as Trustee for the Public Employees Retirement Systems of Ohio and Eddleman and Associates as et out in Instrument dated April 14, 1987 and recorded in Real Volume 125, Page 249 in said Office.
17. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
18. Agreements, covenants and conditions as recorded in Deed in Instrument No. 2003-75143.
19. Easements and building line as shown on recorded map.

\$468,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15 day of December, 2025.

  
Teresa L Watkins

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa L Watkins whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of December, 2025.

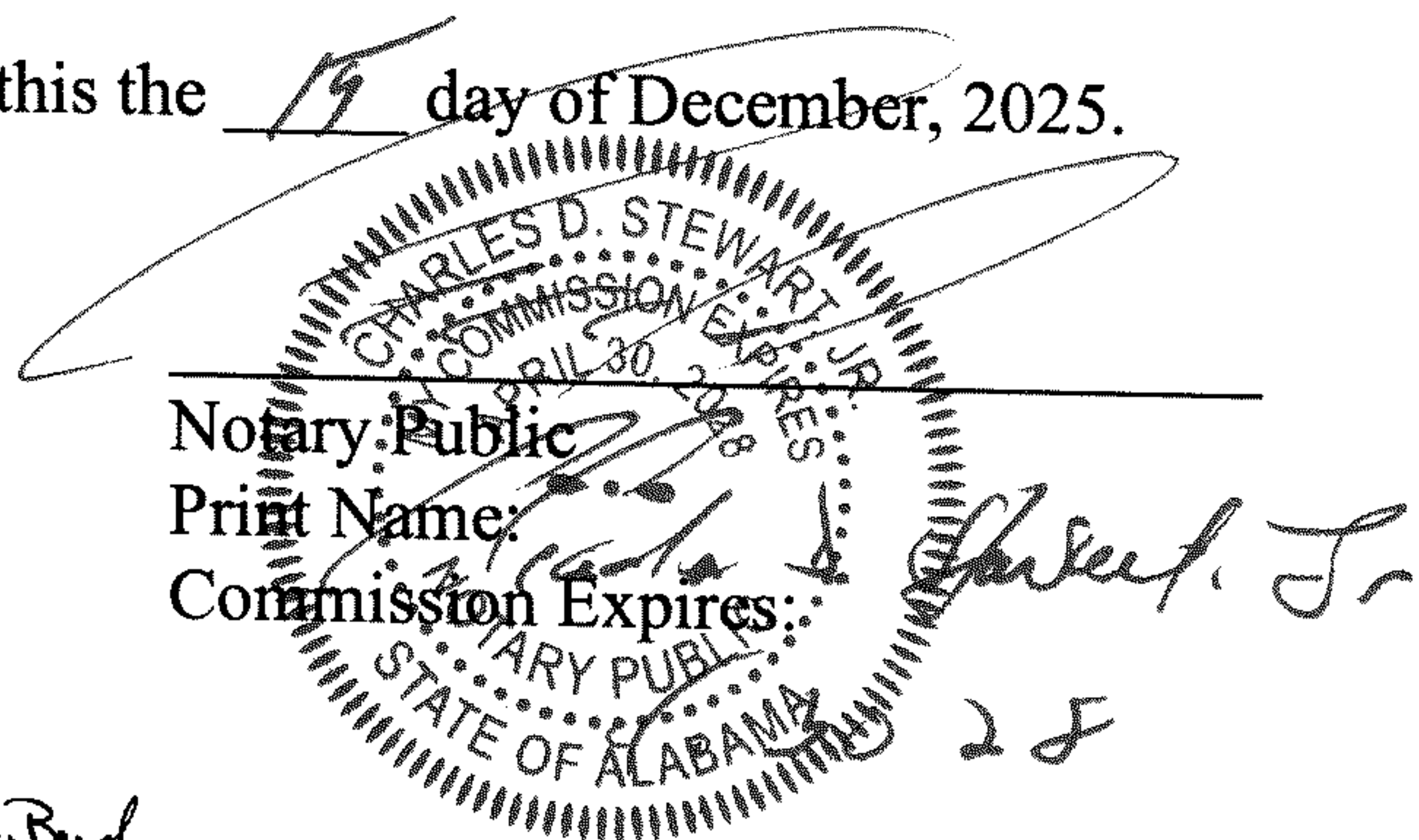


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/15/2025 02:46:47 PM  
\$142.00 PAYGE  
20251215000383420

Notary Public

Print Name:

Commission Expires:



*Allen S. Bayl*