

Send tax notice to:

Todd David Fox
325 Highland Park 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
Shelby COUNTY

2025410T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty-Five Thousand and 00/100 Dollars (\$545,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Denise F. Bedgood, a single individual** whose mailing address is: 200 One Whetstone Blvd, Hoover, AL 35242 (hereinafter referred to as "Grantors") by **Todd David Fox and Bailey Denise Fox** whose property address is: **325 Highland Park 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:

Lot 708, according to the Survey of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadway, 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 #1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector recorded as Instrument No. 1995-28389 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, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. 15' easement on rear as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument 1994-07111 and as amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, with Articles or Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9401/3947, in the Probate Office or Jefferson County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Seventh Sector recorded In Instrument 1995-28389 in the Probate Office of Shelby County, Alabama.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument recorded in Instrument Book 28, page 237, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Book 111, page 408; Book 109, page 70; Book 149, page 380; Book 173, page 364; Book 276, page 670; Book 134, page 408; Book 133, page 212; Book 133, page 210; Real 31, page 355 and Real 196, page 246, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Book 196, page 246, in the Probate Office of Shelby County, Alabama.
9. Agreement with Alabama Power Company as to covenants relating thereto, recorded In Instrument 1994-1186, in the Probate Office of Shelby County, Alabama.
10. 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 1993-15705 in the Probate Office of Shelby County, Alabama.
11. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded In Instrument 1993-15704 In the Probate Office of Shelby County, Alabama.

12. Mineral and mining rights and rights incident thereto, conditions, restrictions, release of damages and Covenant for Storm Water Runoff Control recorded in Instrument 1996-1923, in the Probate Office of Shelby County, Alabama.
13. Easement to Water Works and Sewer Board as recorded in Instrument 1995-34035 and Instrument 1997-4027 in the Probate Office of Shelby County, Alabama.
14. Agreement with Marcus Cable of Alabama, LLC as recorded In Instrument 20150914000321060 in the Probate Office of Shelby County, Alabama.
15. The rights of upstream and downstream riparian owners with respect to lake, if any, bordering subject property.
16. Powers and provisions as set out in the Articles of Incorporation of Highland Lakes Residential Association Inc. as recorded in Instrument 9402/3947, in the Probate Office of Jefferson County, Alabama, together with the By-Laws or said corporation as they currently exist and are from time to time amended.
17. Restrictions, Covenants, Conditions, Reservations, Easements, Release of Damages, and Mineral and mining rights and rights incident thereto recorded in Instrument 1995-31394, in the Probate Office of Shelby County, Alabama.

\$415,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Denise F Bedgood is the surviving grantee of that Warranty Deed recorded in Inst. # 20080625000258550. Darell W Bedgood having died on or about July 29, 2024.

TO HAVE AND TO HOLD unto the Grantee, its 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.

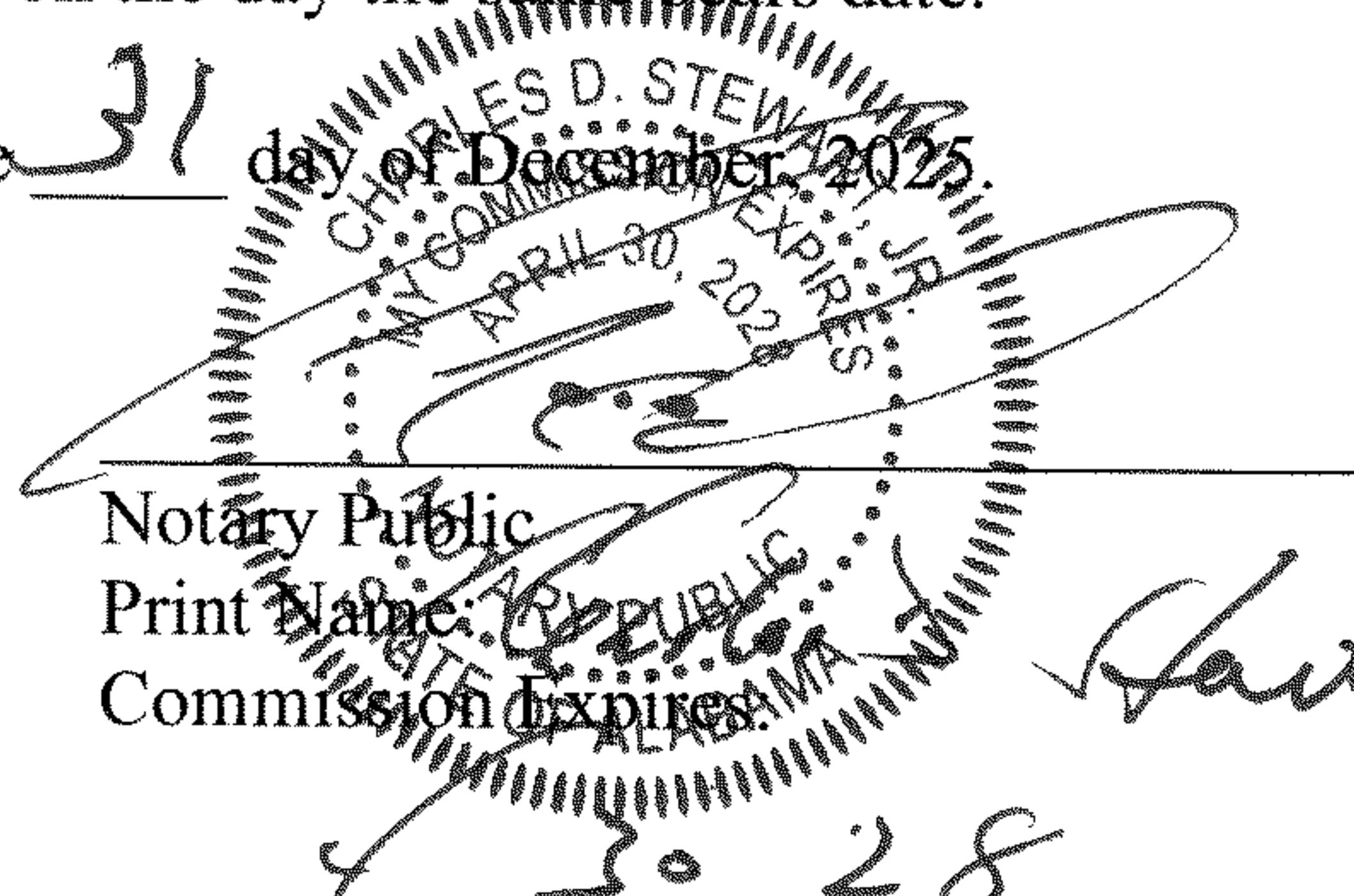
31 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31 day of December, 2025.

Denise F. Bedgood
Denise F. Bedgood

STATE OF ALABAMA
COUNTY OF SHELBY

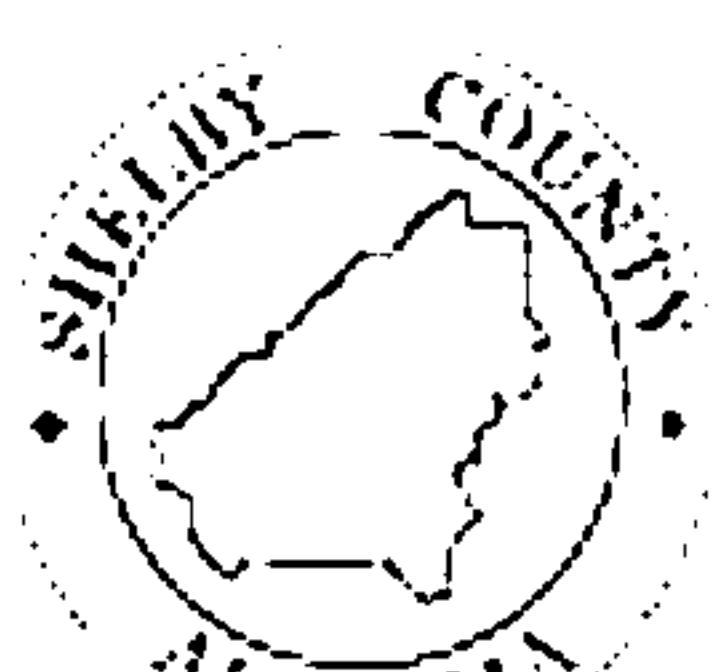
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise F. Bedgood whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of December, 2025.



Charles D. Stewart

30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 11:17:55 AM
\$155.00 JOANN
20260105000002740

Allen S. Bayl