



20260123000021790 1/4 \$184.00
Shelby Cnty Judge of Probate, AL
01/23/2026 03:30:15 PM FILED/CERT

RECORDING REQUESTED BY:
Murphy Home Builder, LLC

INSTRUMENT PREPARED BY:
Steven Cramer
1419 Whitby Lane
Birmingham, Alabama 35242

(Above reserved for official use only)

RETURN DEED TO:
Murphy Home Builders, LLC
217 Cross Road Drive
Sterrett, Alabama 35147

SEND TAX STATEMENTS TO:
Murphy Home Builders, LLC
217 Cross Road Drive
Sterrett, Alabama 35147

Tax Parcel ID/APN # 09 3 08 0 001
001.102

QUIT CLAIM DEED FOR ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED is made this day of 16 JANUARY 2026 by and between the
"Grantor,"

Steven Cramer, a married individual residing at 1419 Whitby Lane, Birmingham, Alabama
35242

AND the "Grantee,"

Murphy Home Builders, LLC, a business, having a mailing address at 217 Cross Road
Drive, Serrett, Alabama 35147 and represented by its authorized agent, Kyle Murphy.

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and
sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's
heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following
described real estate (the "Property"), together with all hereditaments and appurtenances
belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 157 Highlands View Drive, Birmingham, Alabama 35242

MARKET VALUE = \$150,000.⁰⁰

Shelby County, AL 01/23/2026
State of Alabama
Deed Tax: \$150.00



20260123000021790 2/4 \$184.00
Shelby Cnty Judge of Probate, AL
01/23/2026 03:30:15 PM FILED/CERT

Legal Description: Lot 439 according to the Survey of Highland Lakes, 4th Sector, Phase III, an Eddleman Community, as recorded in Map Book 53, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to the following encumbrances and/or other restrictions:

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 Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument # 1996-1996-17543, Second Amendment and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Instrument 1995-01906 Supplementary Declaration and Amendment as recorded in Instrument 20151230000442890, First Amendment to Supplementary Declaration as recorded in Instrument 20220203000049840, 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.

The above property is conveyed subject to:

1. A Valorem taxes due and payable October 1, 2026, and all subsequent years thereafter, including any "roll-back taxes".
2. 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 set out in instrument recorded as Instrument #1994-07111, amendment in Instrument #1996-17543 and Second Amendment filed for record in Instrument #1999-31095, in said Probate Office of Shelby County, Alabama.
3. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Fourth Sector, as recorded in Instrument #1995-1906, in the Probate Office of Shelby County, Alabama.
4. Right of Way conveyed to the State of Alabama as recorded in Deed Book 244, Page 11 in the Probate Office of Shelby County, Alabama.
5. Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, used by others and maintenance of the lake property described within Instrument #1993-15705.
6. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704, in said Probate Office of Shelby County, Alabama.



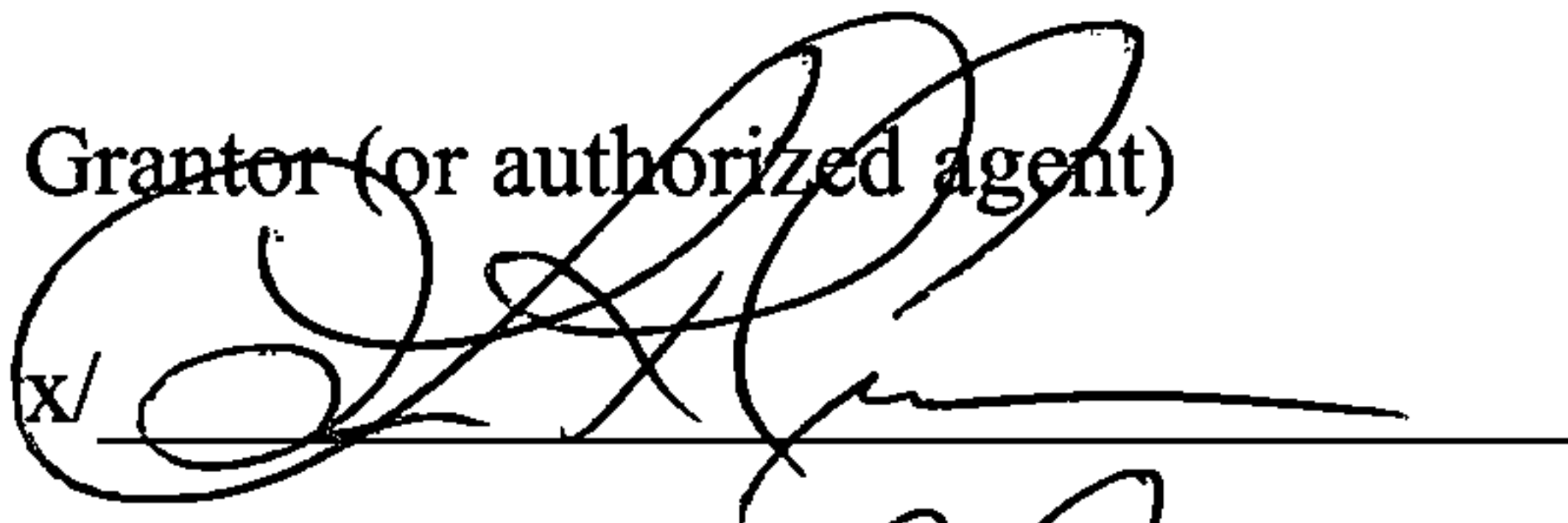
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities thereto, including rights set out as Instrument recorded in Instrument Book 28, Page 237, in said Probate Office of Shelby County, Alabama.
8. Right of Way to Shelby County, recorded in Deed Book 95, Page 503 and Book 196, Page 246, in the Probate Office of Shelby County, Alabama.
9. Subject to the provisions of section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:a. Front setback: As per plot plan which must be approved by the ARC b. Rear setback: 35 feet; c. Side setback: 15 feet
10. Rights(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded Deed Book 109, Page 70; Book 111, Page 408; Book 109, Page 149, Page 380; Book 173, Page 364, Page 276, Page 670; Book 134, Page 134, Page 408; Book 133, Page 212, Page 210 and Real 31, Page 355; in the Probate Office of Shelby County, Alabama.
11. Right(s) of Way(s) granted to Birmingham Water and Sewer Board as set forth in Instrument #20041105000609960 and Instrument #20041105000609950 in said Probate Office.
12. Release of Damages as recorded in Instrument #20071016000479650 and corrected #20080411000148030, in the Probate Office of Shelby County, Alabama.
13. Declaration of Easement for Lakes as recorded in the Instrument #20050825000439370, refiled in #20131218000483630, in the Probate Office of Shelby County, Alabama.
14. Powers and provisions as set out in the Articles of Incorporation of Highland Lakes Residential Association as recorded in Instrument 9402/3947, in the Probate Office of Jefferson County, Alabama, together with the By-Laws of said corporation as they currently exist and are from the time to time amended.
15. Access and Utilities Easements Agreement as recorded in Instrument 20030618000380760 in the Probate Office of Shelby County, Alabama.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

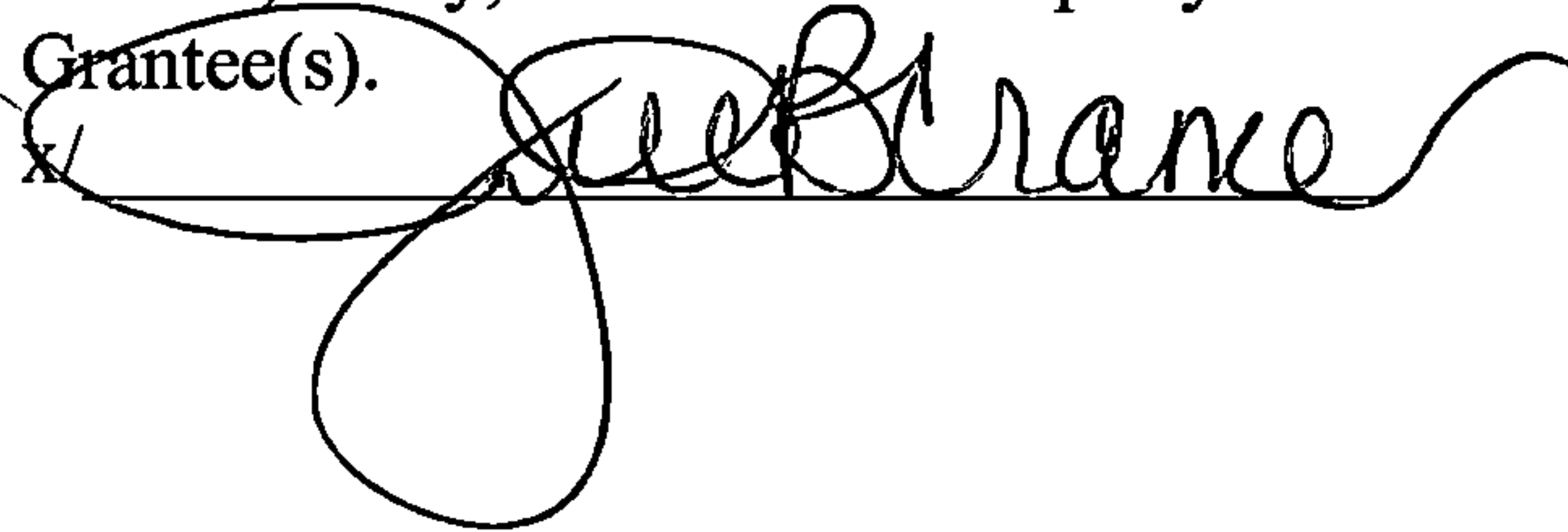
Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 16 JANUARY 2026 (date).

Grantor (or authorized agent)
x/ 

Print Name: STEVEN CRAMER

Spousal Acknowledgment:
I, JILL D CRAMER (name of Steven Cramer's spouse), residing at 1419 WHITBY LAVE BIRMINGHAM, AL 35242, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee(s).

x/ 

NOTARY ACKNOWLEDGMENT

ALABAMA
COUNTY OF SHELBY

On January 16, 2026 before me, Nicole Smith, personally appeared **Steve Cramer and Steve Cramer's spouse** Jill Cramer, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 04-02-2028

Nicole Smith
Notary Public, Alabama

