

Send tax notice to:
Roger A Keller
11329 Stonehouse Place
Sterling, VA 20165

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2026028

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Eight Hundred Twenty Thousand and 00/100 Dollars (\$1,820,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John J Bruno, Jr. and Alice M Bruno, husband and wife**, whose mailing address is **280 Highland View Drive, Birmingham, AL, 35242** (hereinafter referred to as "Grantors") by **Roger A Keller and Teresa Jo Keller, or their successors in trust, Trustees of the Keller Family Trust, originally dated February 4, 2025, as amended and restated on November 12, 2025, and any amendments thereto**, whose property address is: **280 Highland View Drive, Birmingham, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 614B, according to a Resurvey of Lot 613A of a Resurvey of Lots 613 and 614 of Highland Lakes, 6th Sector, an Eddleman Community, as recorded in Map Book 47, page 46, 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 Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111, and amended in Instrument No. 1996-17543 and 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, 6th Sector, recorded as Instrument No. 1998-12385, 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. Right of way to Alabama Power Company as recorded in Book 111, Page 408, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Title to all oil, gas and 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 Book 81, Page 417 and Instrument No. 1998-7775, in the Probate Office of Shelby County, Alabama.
4. Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd. providing for easements, use by others, and maintenance of Lake property described within Instrument No. 1993-015705 in Probate Office.
5. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes
6. Development, Ltd. to Highland Lakes Property, Ltd. recorded as Instrument No. 1993-15704.

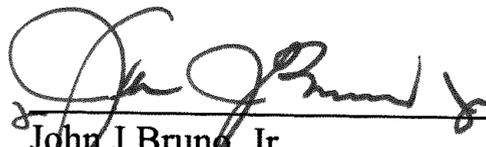
7. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument No. 1994-07111 and amended in Instrument No. 1998-17543, in said Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
8. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Sixth Sector, as recorded in Instrument No. 1998-12385, in said Probate Office.
9. Subdivision restrictions shown on recorded plat in Map Book 23, Page 132 A & B, provide for construction of single family residence only.
10. 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) Front setback: as per plot plan which must be approved by the ARC; (b) Rear setback: 35 feet; (c) Side setback: 15 feet.
11. Riparian and other rights created by the fact that subject property lies adjacent to Highland Lake.
12. Release of damages as recorded in Instrument No. 1998-7776, as recorded in the Probate Office of Shelby County, Alabama.
13. Declaration of Easement by Highland Lakes Development, Ltd. and Highland Lakes Residential Association, Inc. as set out in Instrument No. 1995-18135.

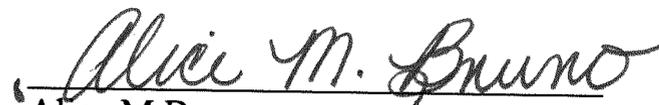
\$1,274,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30 day of January, 2026.

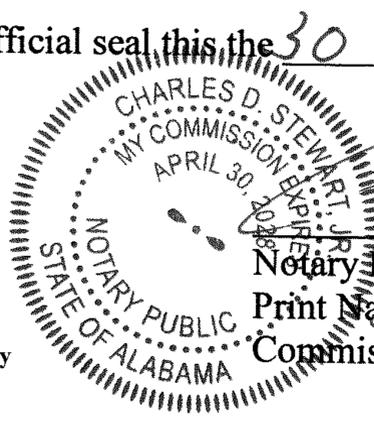

John J Bruno, Jr.


Alice M Bruno

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J Bruno, Jr. and Alice M Bruno whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of January, 2026.


Notary Public
Print Name: Charles D Stewart, Jr.
Commission Expires: 4.30.28

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 03:18:58 PM
\$572.00 JOANN
20260203000032040



Alice S. Bayl