

Send tax notice to:
Stephen Shane Hiatt
1207 Highland Lakes Trail
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

2026020

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charles J Gearhart and Sarah Gearhart, husband and wife,** whose mailing address is 311 Bellavilla Way Madison AL 35756 (hereinafter referred to as "Grantors") by **Stephen Shane Hiatt and Sherry Ann Hiatt** whose property address is: **1207 Highland Lakes Trail, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 273, according to the Survey of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, page 150, 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, recorded as Instrument 1994-07111, and amended in Instrument 1996-17543 and amended in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, as recorded in Instrument 1996-10928, 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. Public utility easements as shown by recorded plat, including any tree buffer line as shown on recorded plat.
3. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as set forth in Instrument #1994-07111, amended in Instrument #1996-17543, further amended in Instrument #1999-31095 and in Instrument #1997-2906 and Instrument #1997-19422.
4. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, as set forth in Instrument #2000-15021, and in Instrument #1996-10928.
5. Articles of Incorporation of Highland Lakes Residential Association, Inc., as set forth in Instrument #9402/3947, in the Probate Office of Jefferson County, Alabama.
6. Subdivision Restrictions as shown by Map Book 20, Page 150.
7. 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 Deed Book 28, page 237, in the Probate Office of Shelby County, Alabama.
8. Minimum building setback lines as set forth in the Declaration of Covenants, Conditions and Restrictions, in the Probate Office of Shelby County, Alabama.

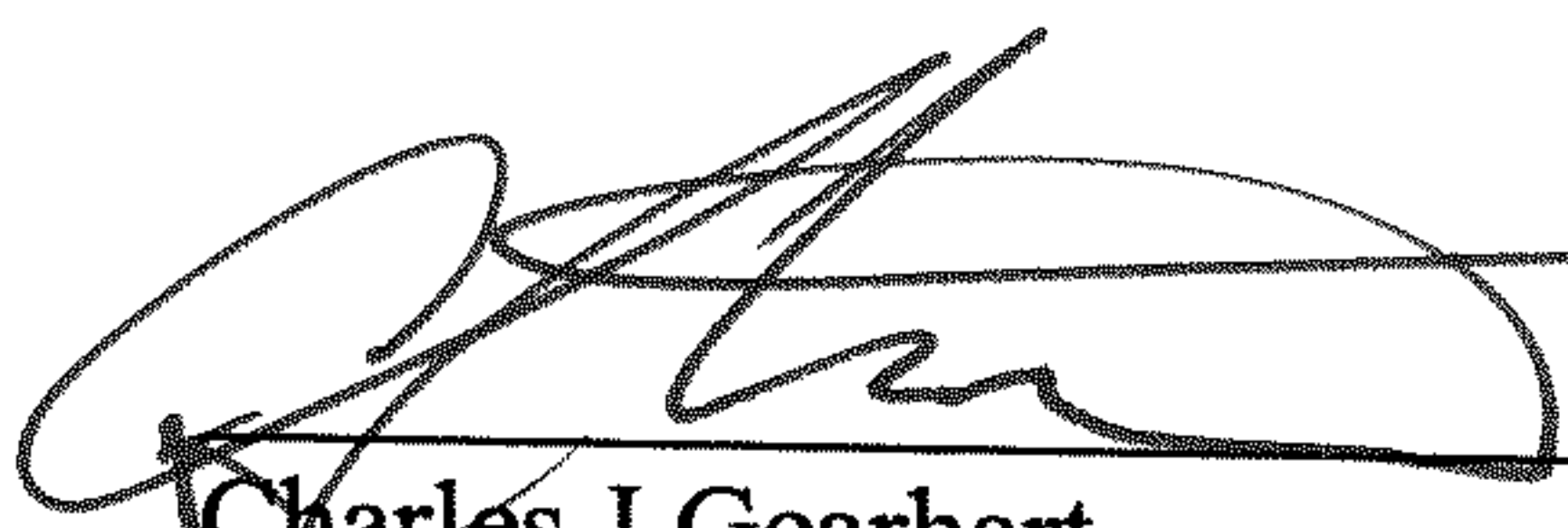
9. Right of way to Alabama Power Company as set forth in Book 111, page 408, Book 109, page 70, Book 149, page 380, Book 173, page 364, Book 276, page 670, Book 134, page 408, Book 133, page 212, Book 133, page 210, Real Volume 31, page 355 and Instrument #1994-1186.
10. Right of way to Shelby County as set forth in Book 196, page 246.
11. Easement for ingress and egress to serve Highland Lakes Development as set forth in Instrument #1993- 15704.
12. Easement to Alabama Power Company as set forth in Instrument #1997-19422.
13. Agreement with Alabama Power Company as set forth in Instrument #1994-1186.
14. Rights of riparian owners in and to the use of Lake, if any.
15. Lake Easement Agreement as set forth in Instrument No. 1993-15705.
16. Right of way to the Water Works and Sewer Board of the City of Birmingham as set forth in Instrument #1995-34035 and in Instrument #1997-4027.
17. Release of damages as recorded in Instrument No. 1999-35987, as recorded in the Probate Office of Shelby County, Alabama.
- 18.

\$832,750.00 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 Grantees, their 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 Grantees, their 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 12 day of February, 2026.



 Charles J Gearhart

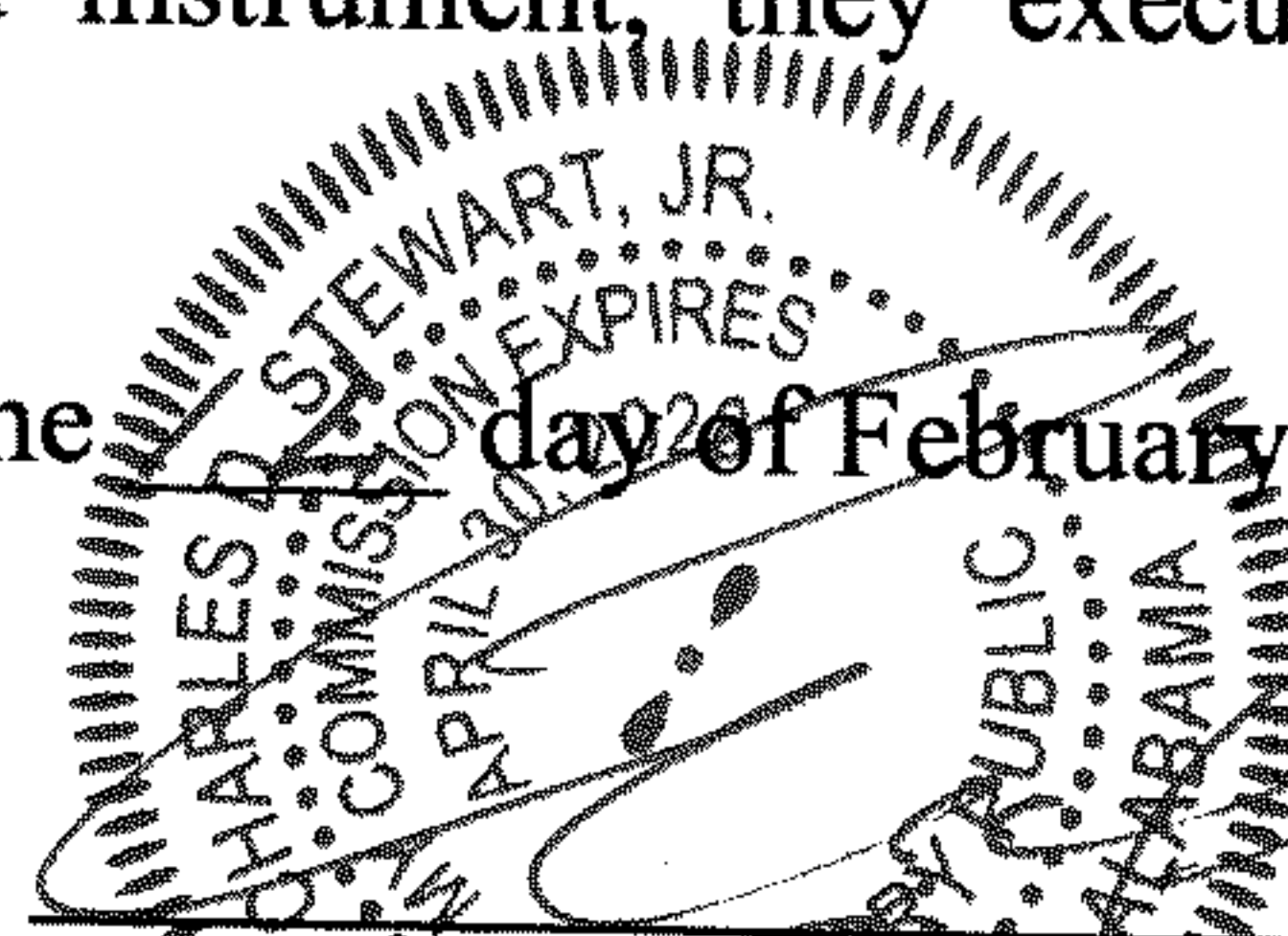


 Sarah Gearhart

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles J Gearhart and Sarah Gearhart 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 _____ day of February, 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
 02/13/2026 02:11:38 PM
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Allen S. Bayl