

Send tax notice to:  
Wilton H McDavid, III  
2001 Glendale Circle  
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

2026033

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Andrew Nelson Smith and Jori Minett Smith, husband and wife** whose mailing address is: **1910 Blue Forest Drive, Prosper, TX 75078** (hereinafter referred to as "Grantors") by **Wilton H McDavid, III and Rhonda R McDavid** whose property address is: **2001 Glendale Circle, 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 547, according to the Map and Survey of the Village at Highland Lakes, Phase Four - Fifth Sector, English Village Neighborhood, as recorded in Map Book 50, Page 91, in the Probate Office of Shelby County, Alabama.**

Together with non-exclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector Four, as recorded as Instrument No. 20150430000142220 and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument No. 20151230000442820, and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Village at Highland Lakes, a Residential Subdivision, Phase 4, 5th Sector, as recorded in Instrument 20190619000218780 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. Such state of facts as set out on recorded plat of Village at Highland Lakes, Phase Four - Fifth Sector, English Village Neighborhood, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 50, Page 91, in the Office of the Judge of Probate of Shelby County, AL.

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 Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237, 248 and 254, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264, in the Probate Office of Shelby County, Alabama.
6. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740, in the Probate Office of Shelby County, Alabama.
8. Declaration of Restrictive Covenants recorded as Instrument No. 20070926000451550, in said Probate Office.
9. Transmission line permit(s) to Alabama Power Company as recorded in Deed Book 247, Page 905 and Deed Book 139, Page 569 and Deed Book 134, Page 411.
10. Ingress and egress easements as recorded in Real Book 321, Page 812.
11. Right of way/Easements granted to Alabama Power Company as set forth in Instrument No. 20060630000314890; Instrument No. 20060630000315260; Instrument No. 20060630000315270; Instrument No. 200710300000500570; Instrument No. 20080401000130220 and Instrument No. 20121211000474120, in said Probate Office.
12. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20060828000422180; Instrument No. 20060828000422190; Instrument No. 20061212000601650; Instrument No. 20071108000516450 and Instrument No. 20080401000130320, as recorded in the Probate Office of Shelby County, AL.
13. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20121211000474110.
14. Memorandum of Sewer Service Agreements regarding the Village at Highland Lakes in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760.
15. Easement from Highland Village Residential Association, Inc. to Regent Park Homes, LLC, recorded as Instrument No. 20080515000199890, in said Probate Office.
16. Easement to BellSouth Telecommunications, LLC recorded as instrument No. 2005080300394300 and instrument No. 20130711000283100, in said Probate Office.
17. Final Assessment of Real Property recorded as Instrument No. 20051213000644260, in said Probate Office.
18. Terms and conditions of vacation recorded as Instrument No. 20060329000145340, in said Probate Office.
19. Less and except any portion of subject property lying within a road right of way.
20. Rights of other parties, the United States of America, and/or the State of Alabama, in and to the shore, littoral or riparian rights to the subject property lying adjacent to creeks and/or streams bordering subject property.
21. Grant of Easement for Land for an underground subdivision in favor Alabama Power Company as recorded in Instrument No. 20140718000220540.
22. Terms and conditions as set forth in the Articles of Incorporation of The Village at Highland Lakes Improvement District as recorded in Instrument No. 20051209000637840 and Notice of Final Assessment of Real Property by the Highland Lakes Improvement District as recorded in Instrument No. 20051213000644260, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association.
23. First Amendment to Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector 4, as recorded in Instrument No. 20220328000124910, in the Probate Office of Shelby County, Alabama.


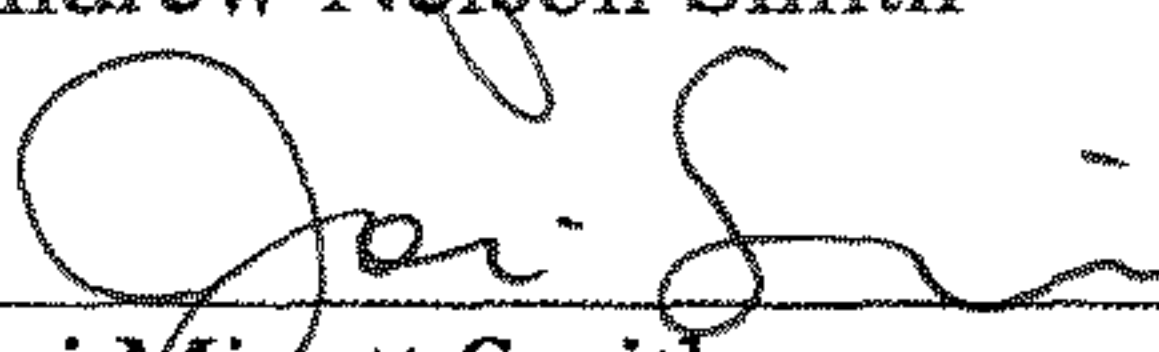
24. Grant of Easement for Overhead and Underground Facilities within a Subdivision in favor of Alabama Power Company as recorded in Instrument No. 20220606000226080, in the Probate Office of Shelby County, Alabama.

\$510,000.00 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 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.

12 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of February, 2026.

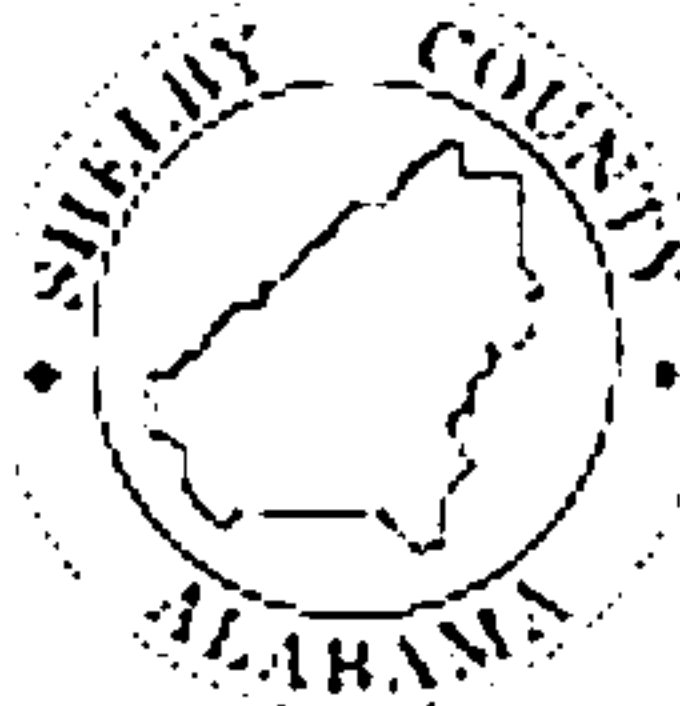
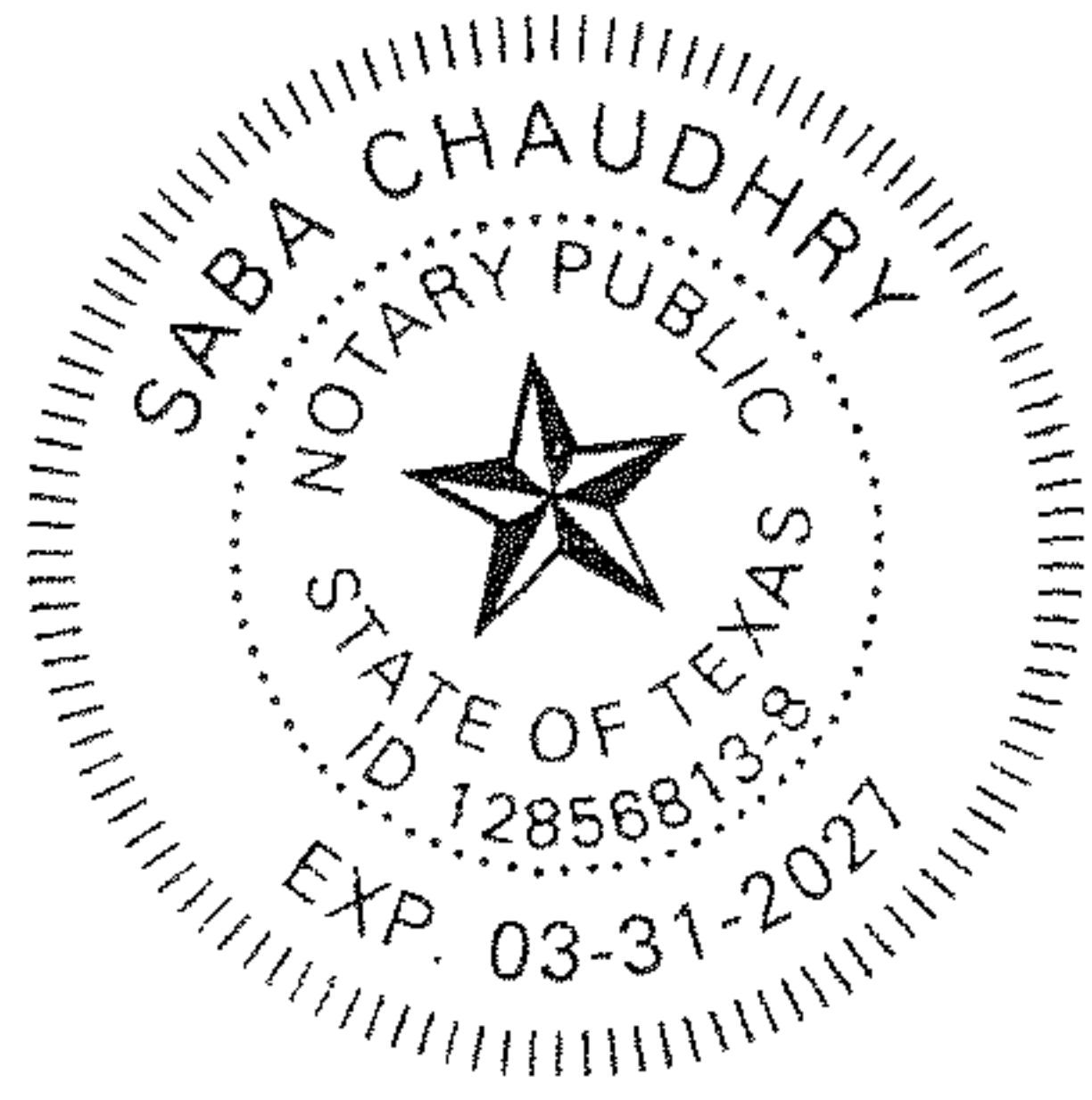
  
\_\_\_\_\_  
Andrew Nelson Smith  
  
\_\_\_\_\_  
Jori Minett Smith

STATE OF TEXAS  
COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Nelson Smith and Jori Minett Smith 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 the 12 day of February, 2026.

2  
\_\_\_\_\_  
Notary Public  
Print Name: Saba Chaudhry  
Commission Expires: 3-31-2027



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/24/2026 12:25:09 PM  
\$368.00 JOANN  
20260224000052230

Alli S. Bevil