

Send tax notice to:

Winter Range Holdings, LLC

1062 Highland Park Pl
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

2026072T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Ninety Thousand and 00/100 Dollars (\$790,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Tiffany R. Samuels, a Single Individual** whose mailing address is: 38 Norwood Circle Phenix AL 35234 (hereinafter referred to as "Grantors") by **Winter Range Holdings, LLC** whose property address is: **1062 Highland Park Place, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2020, according to the Map and Survey of Highland Lakes, 20th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 104, in the Probate Office of Shelby County, Alabama; being situated in 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 further 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, 20th Sector, Phase II recorded as Instrument #20040728000419410 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

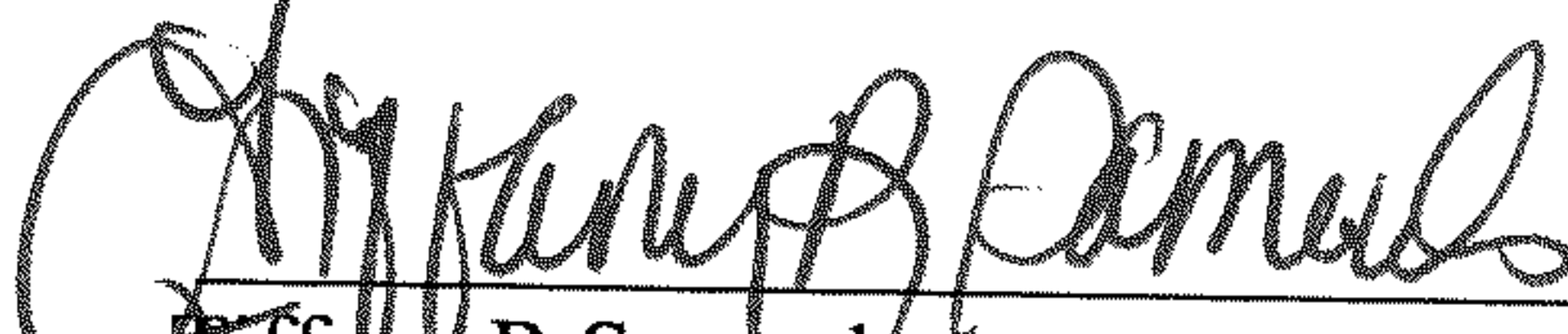
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Restrictions, public utility easements and setback lines as shown on the recorded map of Highland Lakes, 20th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, page 104, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument 1999-40620.
4. 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) As per plot plan which must be approved by the ARC.
5. 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 recorded in Instrument #1993-15705.
6. Easement for ingress and egress recorded in Instrument #1993-15704.
7. Cable Agreement recorded in Instrument #1997-19422.
8. Release of damages as recorded in Instrument #1997-19422.
9. Covenants, conditions and restrictions as recorded in Instrument #1994-07111; Instrument #1996-17543; Instrument #1999-31095, and Instrument #20040728000419410.

\$0.00 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.


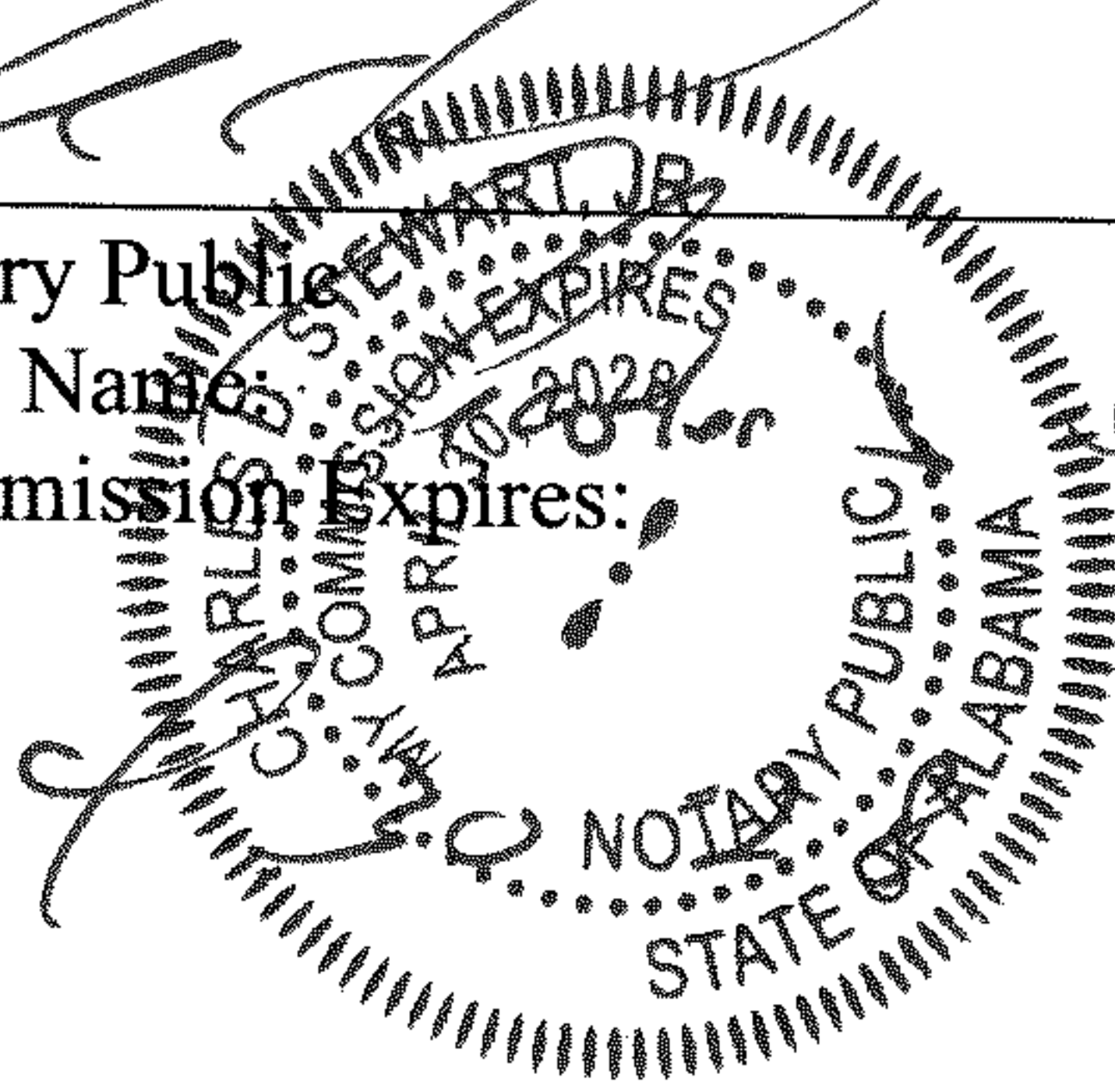
5th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of March, 2026.


Tiffany R Samuels

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tiffany R Samuels 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 5th day of March, 2026.


Notary Public
Print Name: STEWART, JR
Commission Expires: 10/2028

Stewart, Jr.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2026 01:46:59 PM
\$815.00 JOANN
20260306000066120

Allie S. Boyd