

Send tax notice to:
Melissa Vick Wilkins
2058 Knollwood Place
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

2026101

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$612,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Thomas Harlan Smith, Jr. and Nancy K Smith, Husband and Wife** whose mailing address is: **8732 Sea Star Circle, Foley, AL 36535** (hereinafter referred to as "Grantors") by **Melissa Vick Wilkins** whose property address is: **2058 Knollwood 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 1412, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, page 74 A & B, 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, as recorded in Inst. No. 1994-07111 and amended in Inst. No. 1996-17543, and further amended in Inst. 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, 14th Sector, recorded in Inst. No. 20021101000539740 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

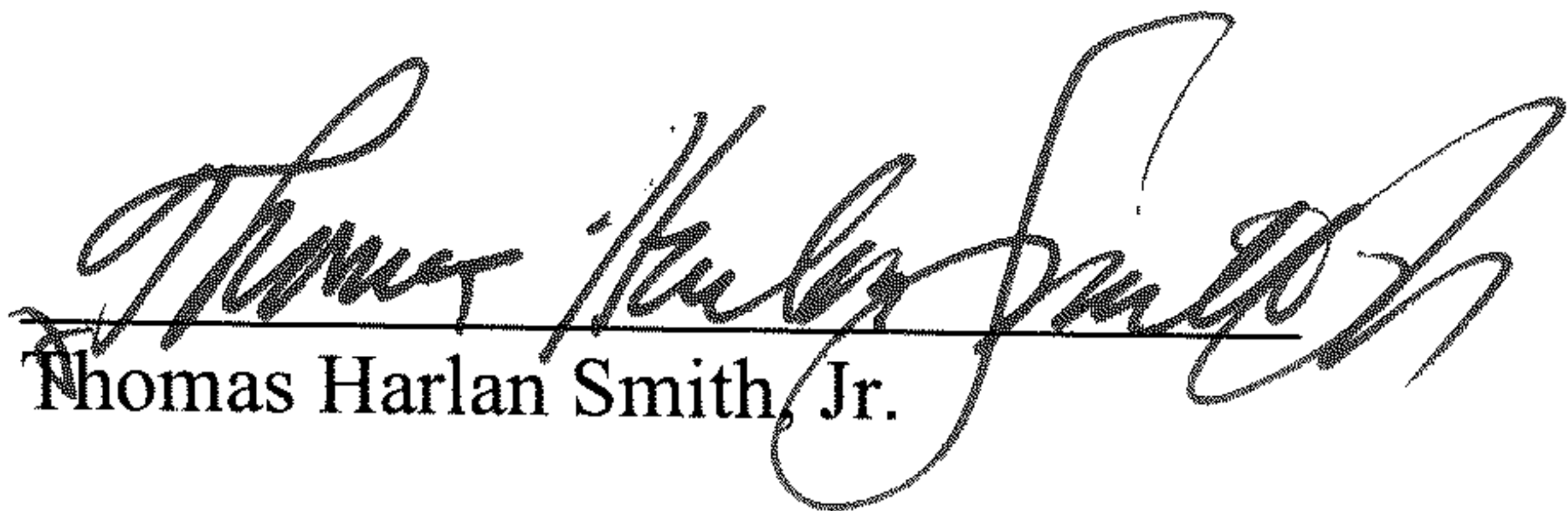
1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.
4. Restrictions appearing of record in Inst. No. 2002-53974 and Inst. No. 2004-50548 and Inst. No. 20021209000615350.
5. Declaration of restrictions, covenants and conditions recorded In Inst. No. 1994-07111 amended in Inst. No. 1996-17543; Inst. No. 1999-31095.
6. Right of way granted to Birmingham Water and Sewer Board recorded in Inst. No. 1997-4027; Inst. No.1996-25687 and Inst. No. 2000-12490.
7. Easement for ingress and egress recorded in Inst. No.1993-15704.
8. Lake easement recorded in Inst. No. 1993-15705.
9. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2001-22920.
10. Restrictive covenants and distribution easement to Alabama Power Company recorded in Inst. No. 2001-22920.
11. Cable Agreement recorded in Inst. No. 1997-33476.

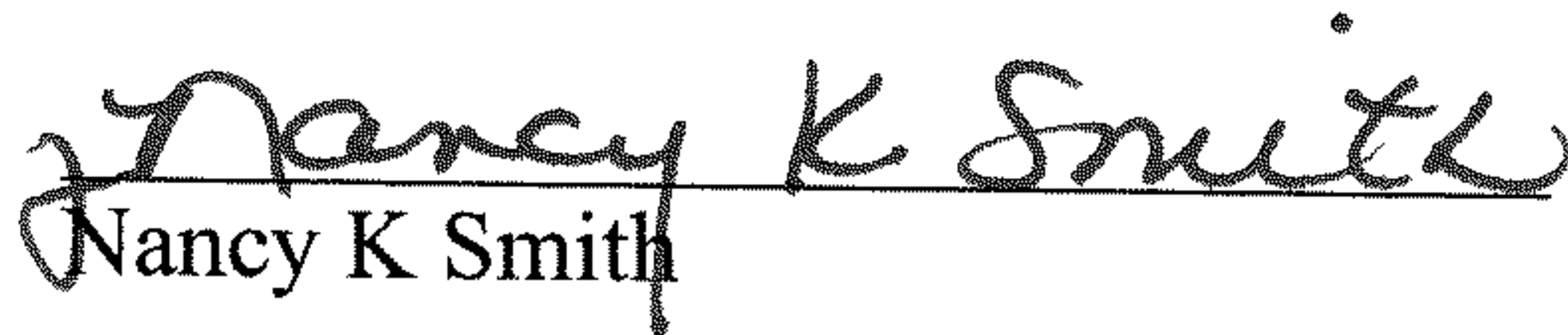
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27 day of March, 2026.

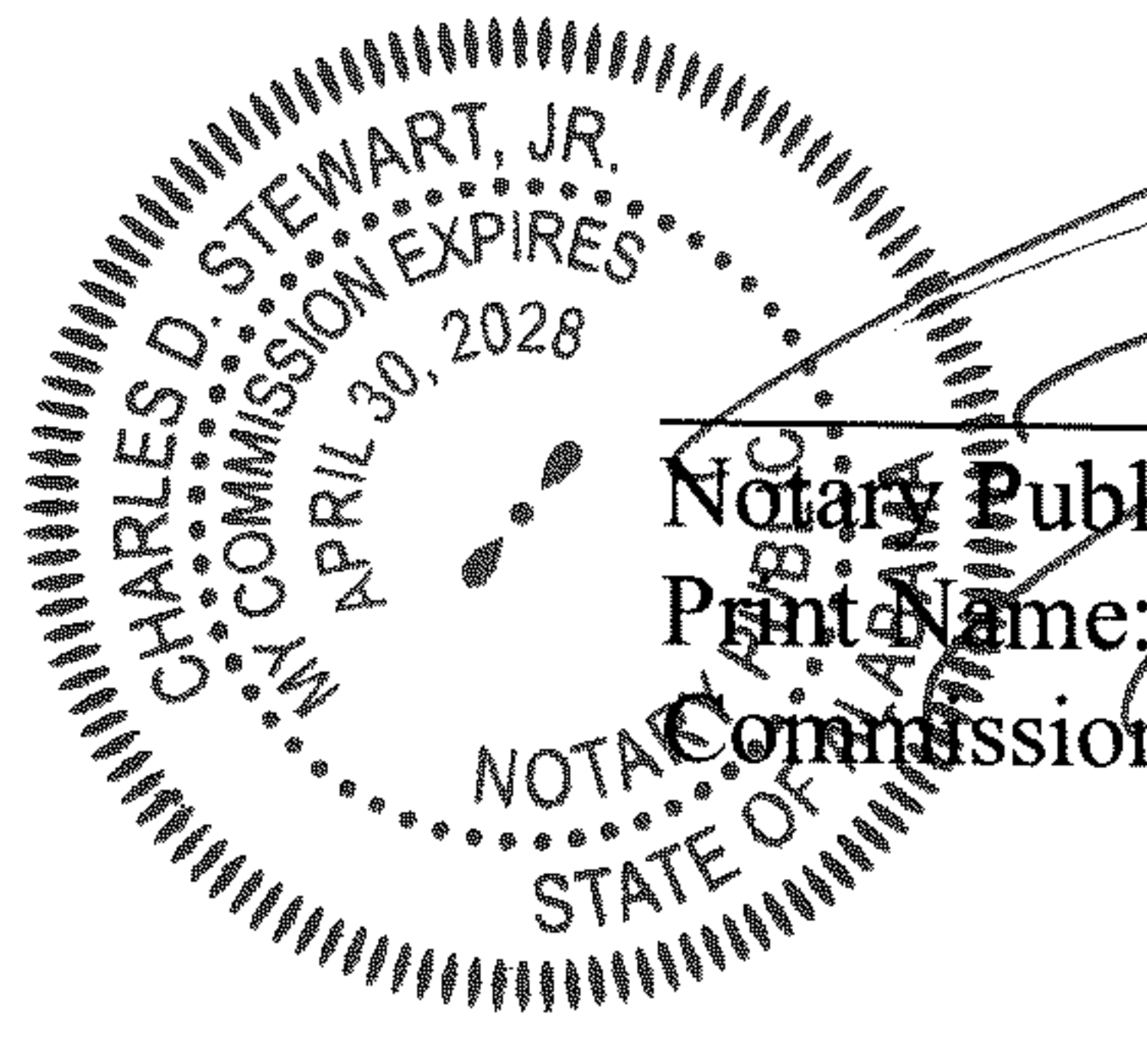

Thomas Harlan Smith, Jr.


Nancy K Smith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Harlan Smith, Jr. and Nancy K 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 27 day of March, 2026.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 7 20 26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2026 11:19:37 AM
\$637.50 JOANN
20260330000089720

