

This instrument was prepared by
Bruce L. Gordon, Esq.
Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice To: Mr. and Mrs. Scott Harrison
1294 Highland Lakes Trail
Birmingham, Alabama 35242

Inst # 1997-13102

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL PERSONS BY THESE PRESENTS,

That in consideration of Three Hundred Thirty-Five Thousand Nine Hundred and no/100 DOLLARS (\$335,900.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN R. LEWIS and wife, DOROTHY A. LEWIS (herein referred to as grantors) do grant, bargain, sell and convey unto SCOTT HARRISON and wife, JINGER HARRISON (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of real estate

\$268,720.00 of the consideration set out above is represented by a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

04/29/1997-13102
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 83.50

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this

4-24-97 day of April, 1997.

John R. Lewis
John R. Lewis

John R. Lewis under Power of Attorney for Dorothy A. Lewis
John R. Lewis under Power of Attorney for Dorothy A. Lewis

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Lewis, individually and under Power of Attorney for Dorothy A. Lewis, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, individually and under the Power of Attorney, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th of April, 1997.

Barbara A. Selmon
Notary Public

EXHIBIT A

Lot 244, 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, record as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument #1996-10928 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 and assessments for the year 1997, and subsequent years, which are not yet due and payable.
2. 15 foot Easement on rear, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Release of Damages as recorded in Instrument 1996-40356, in the Probate Office of Shelby County, Alabama.
5. 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 #1994-07111, in said Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
6. Declaration of Protective Covenants, Conditions and Restriction for Highland Lakes, Residential Subdivision, Second Sector, as recorded in Instrument #1996-10928, in the Probate Office of Shelby County, Alabama.
7. Subdivision restrictions shown on recorded plat in Map Book 20, page 150 provide for construction of single family residence only.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237, in said Probate Office.
9. 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; dwelling length to be a minimum of 75 feet along from setback, subject to amendment by ARC. Dwelling to be of traditional design with substantially brick exterior.

gld

(b) Rear setback: 35 feet

(c) Side setback: 15 feet

10. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded 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, and Real Volume 31, page 355, in the Probate Office of Shelby County, Alabama.
11. Right of way to Shelby County, recorded in Book 196, page 246, in the Probate Office of Shelby County, Alabama.
12. Agreement with Alabama Power Company, recorded in Instrument 1994-1186, in the Probate Office of Shelby County, Alabama.
13. Rights of riparian owners in and to the use of Lake, if any.
14. 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 described within Instrument #1993-15705 in said Probate Office.
15. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in the Probate Office of Shelby County, Alabama.

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