

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:  
  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
  
JEAN F. JORDAN  
655 MOUNTAIN VIEW LANE  
COLUMBIANA, AL 35051

Inst # 2001-04640  
02/09/2001-04640  
08:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MMB 89.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of SEVENTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$72,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RICHARD A. MCGIMSEY and MARGARET H. MCGIMSEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEAN F. JORDAN, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 501, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 5<sup>TH</sup> SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 18 PAGE 41 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FOOT EASEMENT ON THE NORTHEASTERLY AND EASTERLY SIDES AND AN IRREGULAR EASEMENT ALONG THE SOUTHWESTERLY SIDE OF LOT.
3. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 109 PAGE 70; BOOK 149 PAGE 380; BOOK 173 PAGE 364; BOOK 276 PAGE 670; BOOK 111 PAGE 408; BOOK 133 PAGE 210 AND REAL 31 PAGE 355 IN PROBATE OFFICE.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS TO THE SW 1/4 OF SW 1/4, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 1, INCLUDING RIGHTS SET OUT IN BOOK 28 PAGE 237 IN PROBATE OFFICE.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1994-7111 AND INST. #1996-17543 AND INST. #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA ALONG WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL LAKES RESIDENTIAL ASSOCIATION, INC. RECORDED AS INST. #9402/3947 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

6. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLAND LAKES DEVELOPMENT, LTD., PROVIDING, PROVIDING FOR EASEMENTS, USE BY OTHERS, AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT #1993-015705 IN PROBATE OFFICE.
7. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD., TO HIGHLAND LAKES PROPERTIES, LTD., RECORDED AS INST. #1993-15704 IN PROBATE OFFICE.
8. RIGHT OF WAY GRANTED TO SHELBY COUNTY BY INSTRUMENT RECORDED IN BOOK 196 PAGE 246 IN PROBATE OFFICE.
9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, FIFTH SECTOR AS RECORDED AS INST. #1994-7910 AND INST. #1994-31018 IN SAID PROBATE OFFICE.
10. UNDERGROUND EASEMENT TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INST. #1997-19422 IN PROBATE OFFICE.
11. CABLE AGREEMENT AS SET OUT IN INSTRUMENT RECORDED IN INST. #1997-19422 IN PROBATE OFFICE.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 18 PAGE 41.
13. RELEASE OF DAMAGES , RESTRICTIONS, MODIFICATION, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN , AND AS REFERENCED IN DEED(S) RECORDED IN INST. #1994-11777 IN THE PROBATE OFFICE.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, RICHARD A. MCGIMSEY and MARGARET H. MCGIMSEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of January, 2001.

  
RICHARD A. MCGIMSEY

  
MARGARET H. MCGIMSEY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD A. MCGIMSEY, MARGARET H. MCGIMSEY whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of January, 2001.



Notary Public

My commission expires: 9 29 02

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