

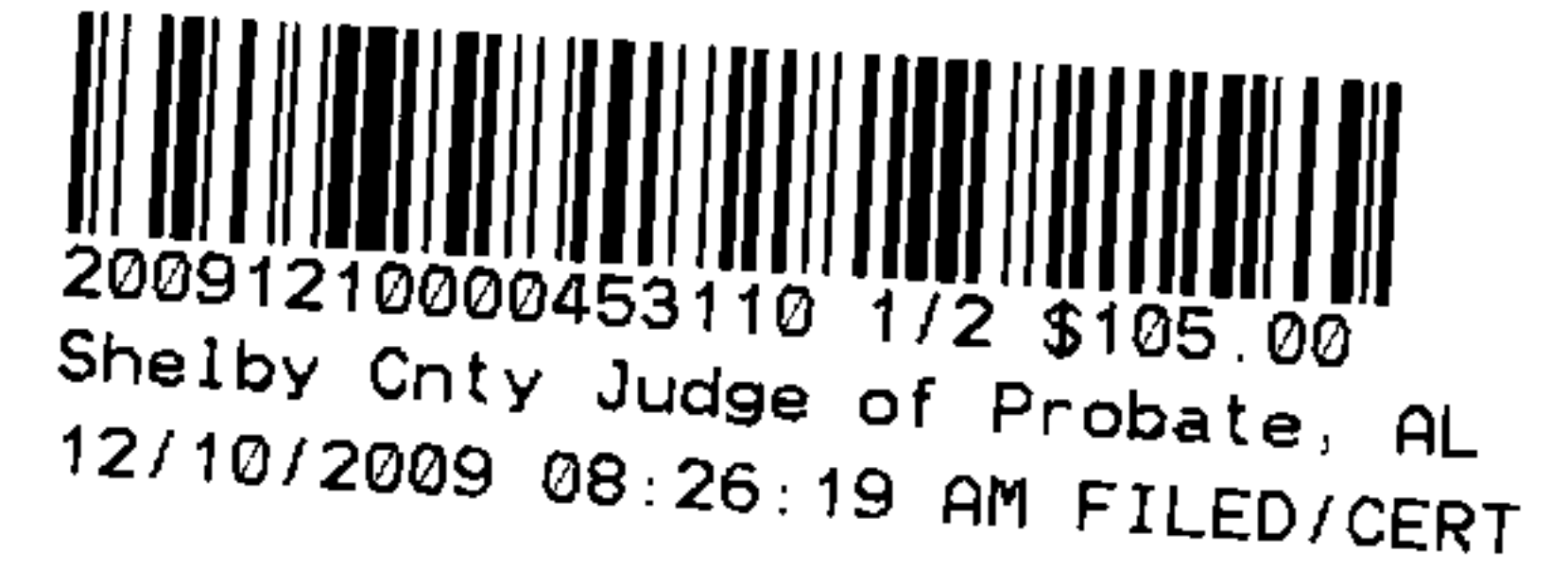
Send tax notice to:

KEVIN B. FORBES  
532 SHEFFIELD WAY  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2009629



Shelby County, AL 12/10/2009

State of Alabama

Deed Tax : \$91.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars (\$455,000.00) in hand paid to the undersigned, ROBERT REYNOLDS and JENNIFER LANE REYNOLDS, Husband and Wife (hereinafter referred to as "Grantors") by KEVIN B. FORBES and MARIA ROSA TAPIA DE FORBES and SAMUEL MAGANA (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 2232, ACCORDING TO THE MAP OF HIGHLAND LAKES, 22ND SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 79, IN THE OFFICE OF THE JUDGE OF PROBATE 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, 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, RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE I, RECORDED AS INSTRUMENT #20040823000471390 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, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS OR CLAIMS OF EASEMENTS, ANY LIEN, OR RIGHT TOO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
4. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLANDS LAKES DEVELOPMENT, LTD., PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY AS SHOWN BY INSTRUMENTS RECORDED IN INSTRUMENT #1993-15705 IN THE PROBATE OFFICE.
5. EASEMENT FOR INGRESS AND EGRESS TO SERVICE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT LTD. TO HIGHLAND LAKES PROPERTIES, LTD, AS




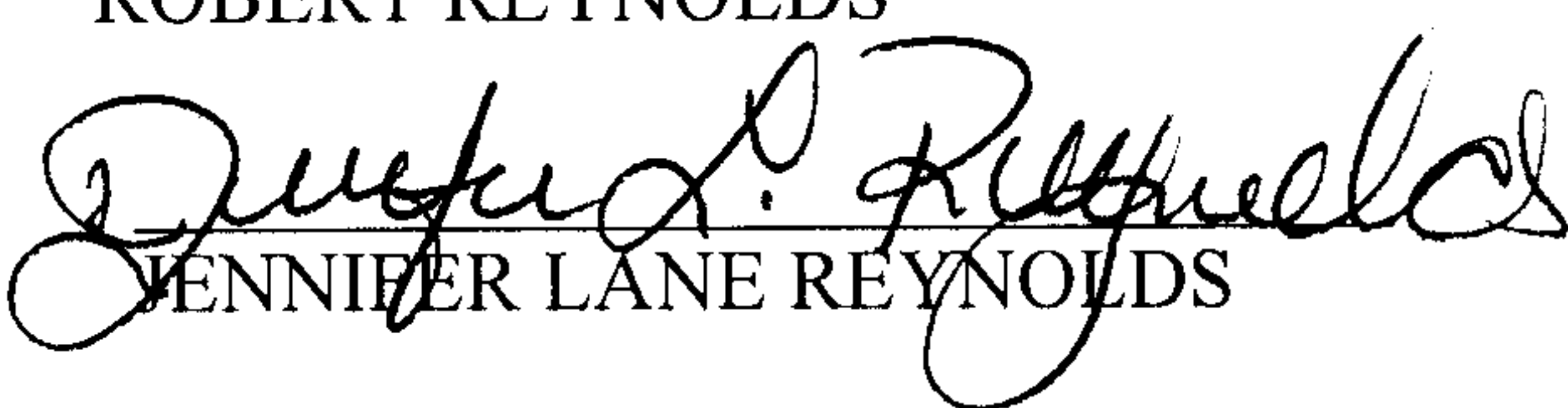
- SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT #1993-15704  
IN THE PROBATE OFFICE.
6. AGREEMENT FOR CABLE AS SET OUT IN INSTRUMENT #1997-19422  
IN THE PROBATE OFFICE.
  7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HIGHLAND LAKES, 21<sup>ST</sup> SECTOR, AS RECORDED IN  
INSTRUMENT #20040823000471390 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.
  8. EASEMENT AND BUILDING LINES AS SHOWN ON RECORDED MAP,  
INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND  
RESTRICTIONS.
  9. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING  
FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE  
MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

\$364,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 4th day of December, 2009.

  
ROBERT REYNOLDS  
  
JENNIFER LANE REYNOLDS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that ROBERT REYNOLDS and JENNIFER LANE REYNOLDS, whose name is  
signed to the foregoing instrument, and who is known to me, acknowledged before me on  
this day, that, being informed of the contents of the said instrument, she executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of December, 2009.

  
Notary Public