

20110520000151060 1/3 \$218.00
Shelby Cnty Judge of Probate, AL
05/20/2011 02:19:53 PM FILED/CERT

Send tax notice to:

SCOTT THOMPSON
120 SUTTON CIRCLE
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

2011155

Shelby County, AL 05/20/2011
State of Alabama
Deed Tax: \$200.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seventy-Two Thousand and 00/100 Dollars (\$472,000.00) in hand paid to the undersigned, GERRY STEPHEN VICKERS and TONI B. VICKERS, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by SCOTT THOMPSON and KIMBERLY THOMPSON, HUSBAND AND WIFE (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 2420, ACCORDING TO THE MAP OF HIGHLAND LAKES, 24TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 34, 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 RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT 1996-17543 AND 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, 12TH SECTOR, PHASE 1, RECORDED IN INSTRUMENT 2000-20771, 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, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. MINERAL AN MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN 2000-24803, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 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 PRIVATE ROADWAYS, ETC. OF THE DEVELOPMENT; ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING SET OUT IN INSTRUMENT RECORDED AS INSTRUMENT 1994-07111 AND AMENDED BY INSTRUMENT 1996-17543 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #9402-3947 AND INSTRUMENT 1999-31095, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

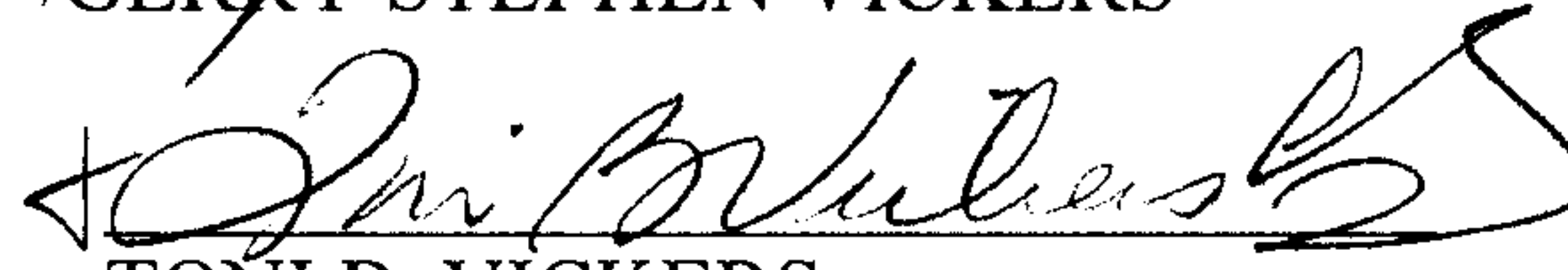
4. SUBJECT TO THE PROVISION OF SECTIONS 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS:
 - (a) FRONT SETBACK: 35 FEET, OR AS PER PLOT PLAN WHICH MUST BE APPROVE BY THE ARC;
 - (b) REAR SET BACK: 35 FEET
 - (c) SIDE SET BACK: 10 FEET
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT 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, ANDR EAL 31, PAGE 355 AND INSTRUMENT 1994-1186, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN BOOK 196, PAGE 246, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT LTD. TO HIGHLAND LAKES PROPERTIES, LTD. RECORDED INSTRUMENT 1993-15704 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERERTO RECORDED IN DEED VOLUME 81, PAGE 417 AND BOOK 28, PAGE 237, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIONS APEARING OF RECORDED INSTRUMENT 2000-20771, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD, RECORDED IN INSTRUMENT 1997-4027 AND INSTRUMENT 1996-25667, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. SHELBY CABLE AGREEMENT RECORDEDIN INSTRUMENT 1997-33476, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. LAKE EASEMENT AGREEMENT BEWEEN HIGHLAND LAKE PROPERTIES, LTD. AND HIGHLAND LAKE DEVELOPMENT, LTD. PROVIDING FOR EASEMENTS, USE BY OTHERS, AND MAINTENANCE OF LAKE PROPERTY DESCIBED WITHIN INSTRUMENT 1993-15705, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RESTRICTIONS OR COVENANTS FOR 24TH SECTOR RECORDED IN INSTRUMENT 20040430000226520, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RESTSRCTIONS, CONDITIONS AND LIMITATIONS RECORDED IN INSTRUMENT 20040525000277580, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$272,000.00 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 9th day of May, 2011.

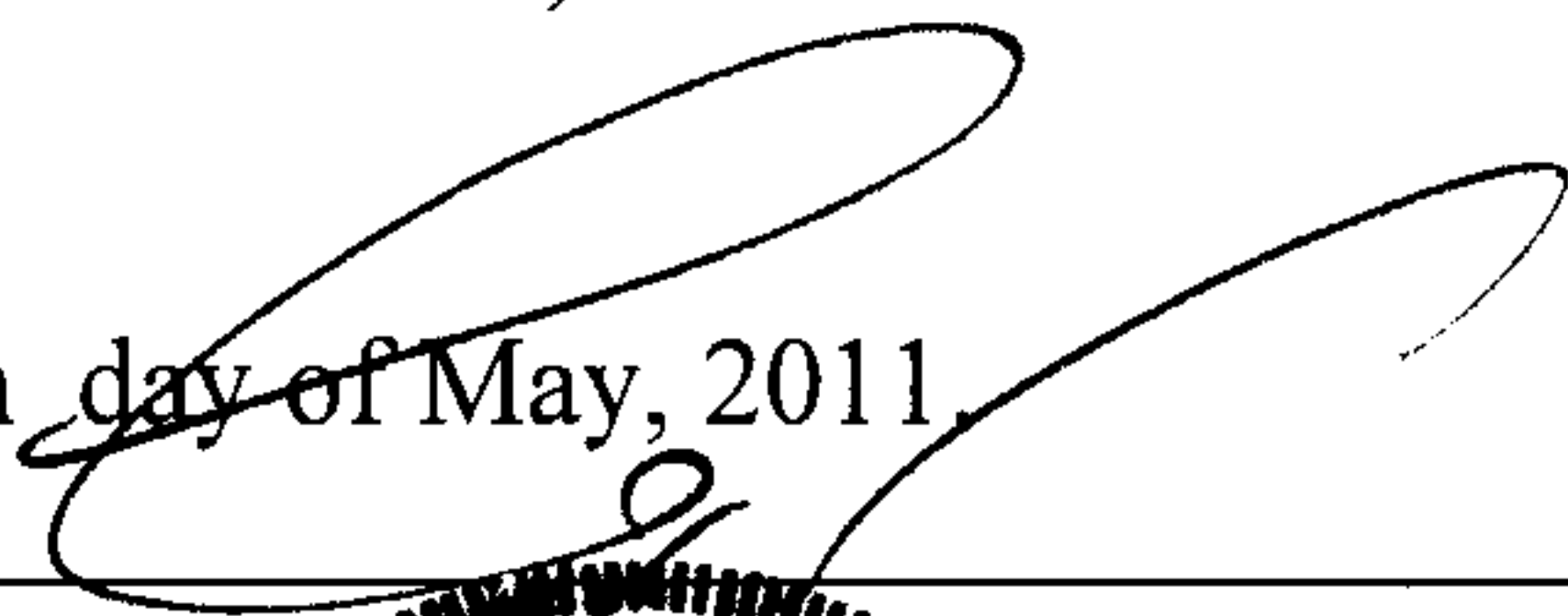

GERRY STEPHEN VICKERS

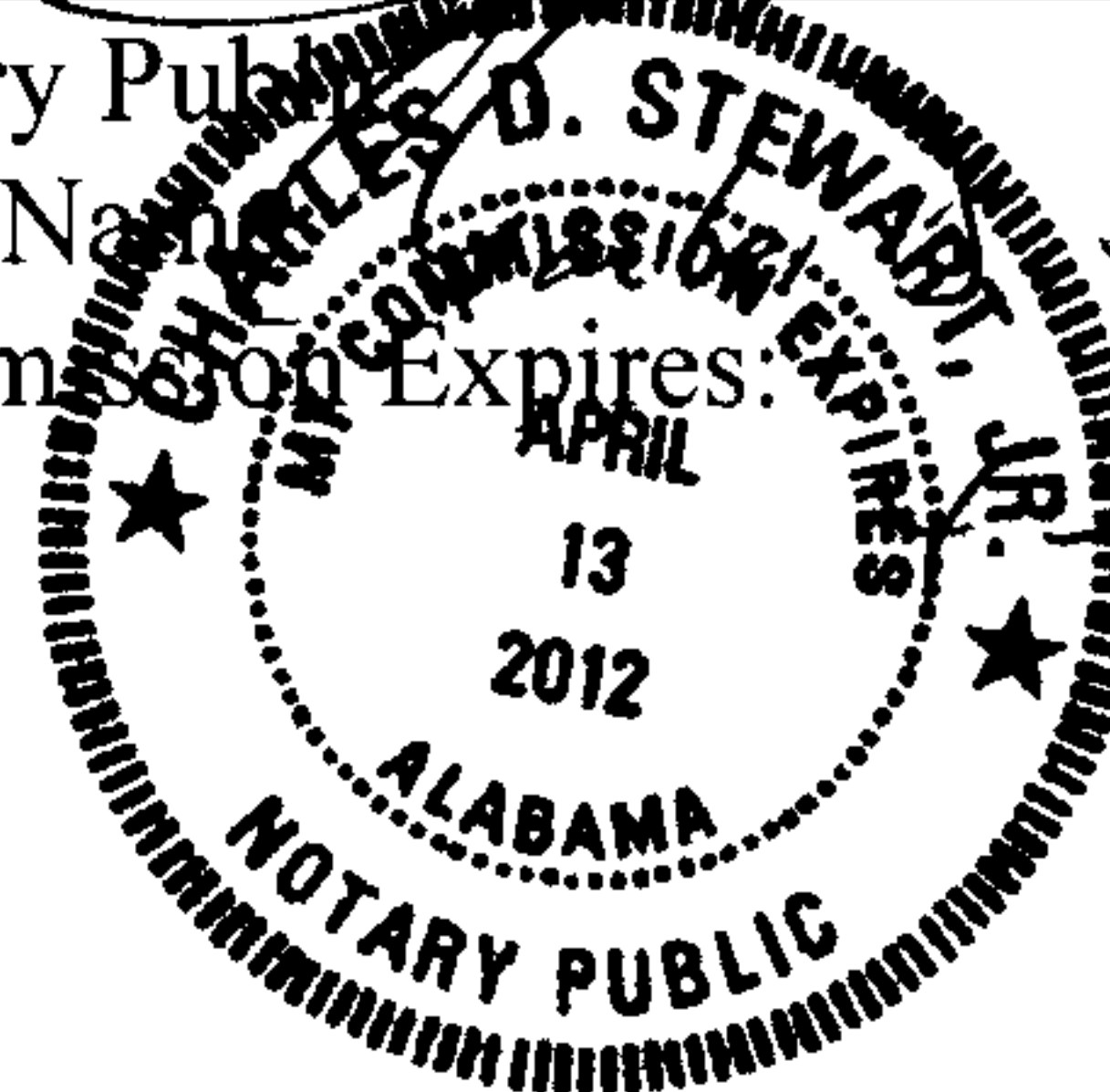

TONI B. VICKERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that GERRY STEPHEN VICKERS and TONI B. VICKERS, 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 9th day of May, 2011.


Notary Public
Print Name: CHARLES D. STEWART
Commission Expires: APRIL 13 2012



Stewart J.
13-12