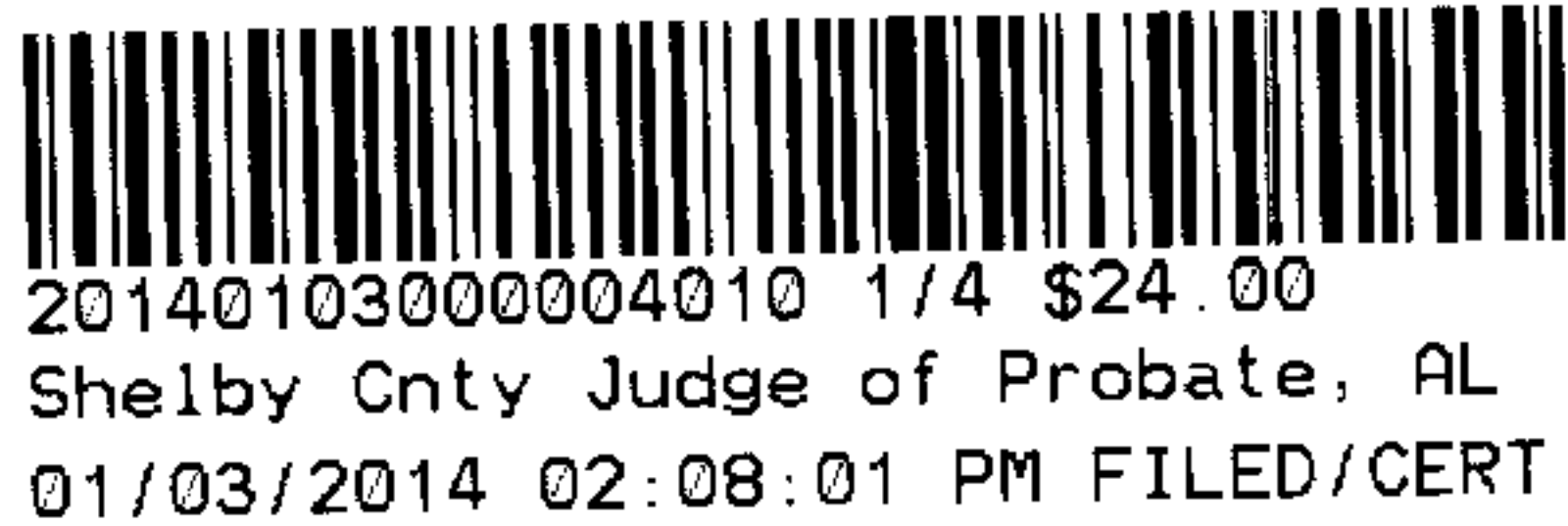


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Katherine Makaita Takundwa  
1004 Highland Village Trail  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars (\$137,500.00) to the undersigned grantor, **Highland Lakes Community, Inc., f/k/a Eddleman Properties, Inc.**, an Alabama corporation, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said EDDLEMAN PROPERTIES, INC., an Alabama corporation, does by these presents, grant, bargain, sell and convey unto **Katherine Makaita Takundwa** (hereinafter referred to as "Grantees", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 5A, according to the Resurvey of Highland Lakes, 1st Sector, Phase V, an Eddleman Community, as recorded in Map Book 27, Page 108, 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 further amended in 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, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2014, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
- (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 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.
- (4) Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, First Sector, recorded as Instrument #1994-7112, in said Probate Office.
- (5) Declaration of public easements recorded in Instrument No. 2000-10737, in said Probate Office.
- (6) 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 81, Page 417, in said Probate Office.
- (7) Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 133, page 210, and Real Volume 31, page 355 in said Probate Office.
- (9) Cable agreement recorded in Instrument #1997-33476, in said Probate Office.
- (11) Rights of riparian owners in and to the use of Lake, if any.
- (12) 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.
- (13) Restrictions, limitations and conditions as set out in Map Book 18, Page 37 A-G; Map Book 25, Page 85, and Map Book 27, Page 108, in said Probate Office.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



- (14) Grant of Construction of railroads as set out in Deed Book 334, Page 587, in said Probate Office.
- (15) Permits and easements to Southern Bell Telephone and Telegraph Company, recorded in Deed Book 327, Page 454; Deed Book 339, Page 403 and Deed Book 326, Page 5880, in said Probate Office.
- (16) Easement for ingress and egress to serve Highland Lakes Development, recorded in Instrument No. 1993-15704 in said Probate Office.
- (17) Mineral and mining rights and rights incident thereto, restrictions, conditions, covenant for storm water run-off control and release of damages, appearing of record in Instrument No. 2002-5633 in said Probate Office.
- (18) Restrictive Covenants with Easement appearing of record in Instrument No. 20040910000506330 in said Probate Office, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
- (19) Declaration of Easement for lake as recorded in Instrument No. 20050825000439370 in said Probate Office.

Grantee agrees to observe and perform all obligations imposed upon said Grantees pursuant to the Declarations, including but not limited to the obligation to pay assessments levied on the property herein conveyed in accordance with the Declarations.

Grantee herein agrees to commence construction of a residence on the Property in accordance with Paragraph 10 of the Home Site Sales Contract (the "Residence") within six months from the date of closing. In the event that Purchaser is not able to satisfy this condition, Grantor or its assignee shall have the right and option to purchase the Property at a purchase price equal to the "Total Sales Price reflected hereinabove by delivery of written notice to the Grantee at any time prior to commencement of construction of the Residence. In the event, Grantor or its assignee shall exercise this option, the Grantee shall sell, and the Grantor or its assignee shall purchase the Property at a closing to be held not later than thirty (30) days after the exercise of the option. At the closing, Grantee or its assignee shall pay the Grantee the purchase price in immediately available funds (unless otherwise agreed) and Grantee shall deliver a warranty deed for the Property to Grantor or its assignee conveying fee simple title to the Property free and clear of all liens, claims and encumbrances except for the Permitted Exceptions (herein defined). The purchase of the Property pursuant to this option shall be Grantor's sole and exclusive remedy for Grantee's failure to construct a Residence as herein required.

Grantee understands and agrees that Grantor has obtained from the Alabama Department of Environmental Management (ADEM) a General Permit for stormwater runoff from construction, excavation, land clearing, other land disturbance activities and associated areas to comply with the terms and conditions of said General Permit in the design and construction of improvements on the Property which shall include, without limitation, the preparation and implementation of a Best Management Practices Plan for structural and non-structural practices to prevent/minimize the discharge of all sources of pollution (i.e., sediment, trash, garbage, debris, oil, grease, chemicals, etc.) to State waters in stormwater run-off in accordance with the requirements of the General Permit.

Grantee shall indemnify and hold Grantor harmless for any loss or damage suffered by the Grantor as a result of Grantee's violation of or failure to comply with the terms, conditions and requirements of the General Permit. Further, if Purchaser shall be in violation of the General Permit, Grantor shall have the right after 10 days notice to take such corrective action as may reasonably be necessary to cure such violation and Grantee shall indemnify and hold Grantor harmless for any costs reasonably incurred in taking any such corrective action.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.



**TO HAVE AND TO HOLD** unto the said Grantee, her heirs and assigns, forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized officer this 31st day of December, 2013.

GRANTOR:  
HIGHLAND LAKES COMMUNITY, INC. F/K/A  
EDDLEMAN PROPERTIES, INC.  
an Alabama corporation

By:

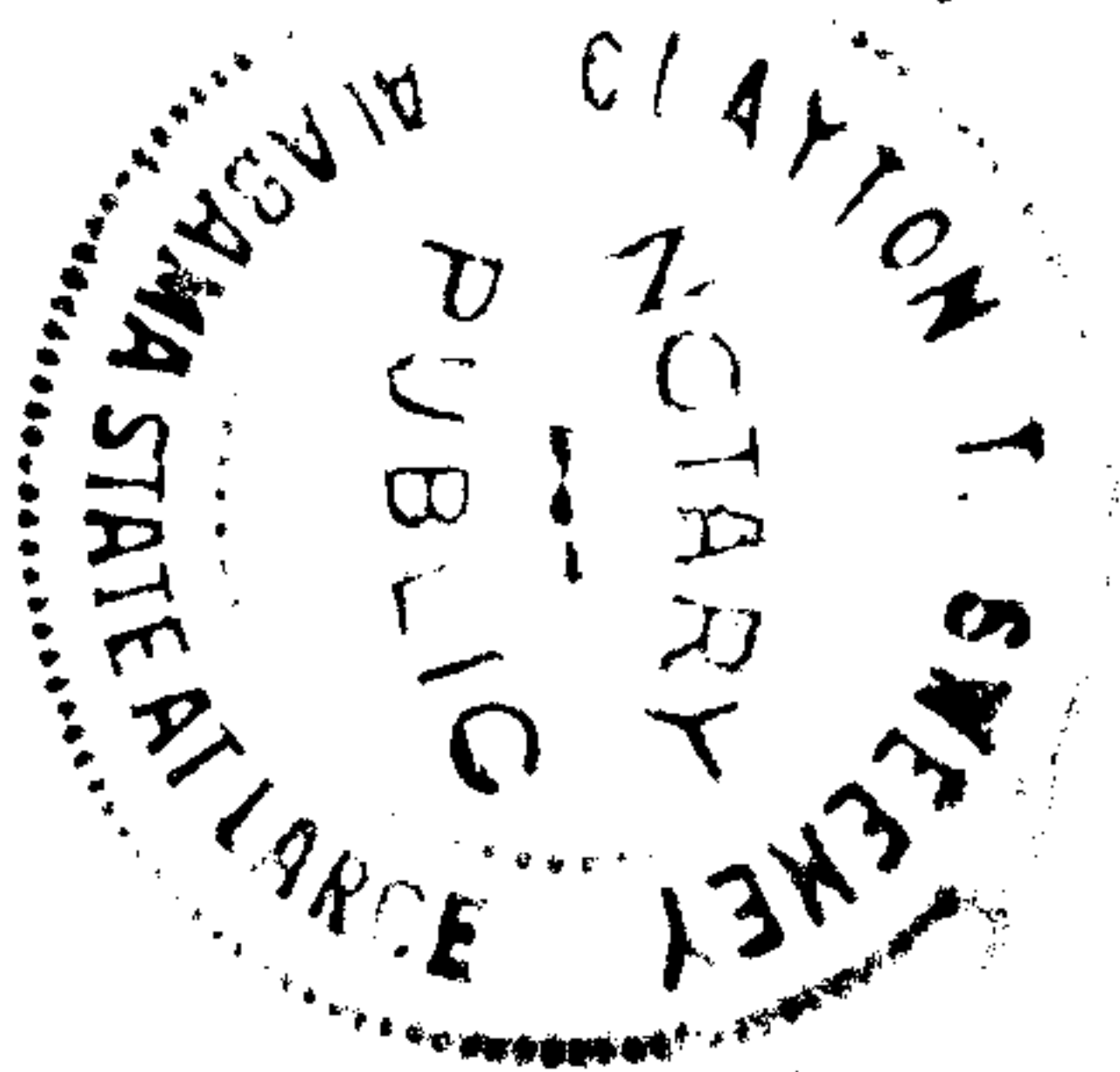
  
Douglas D. Eddleman,  
Its President


Highland Lakes - 2nd Sector, Phase II  
Lot 5A - Katherine Makaita Takundwa

State of Alabama     )  
County of Jefferson    )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Highland Lakes Community, Inc., f/k/a Eddleman Properties, Inc., an Alabama Corporation, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal of office this the 31st day of December, 2013.



  
NOTARY PUBLIC  
My Commission expires: 6/5/2015

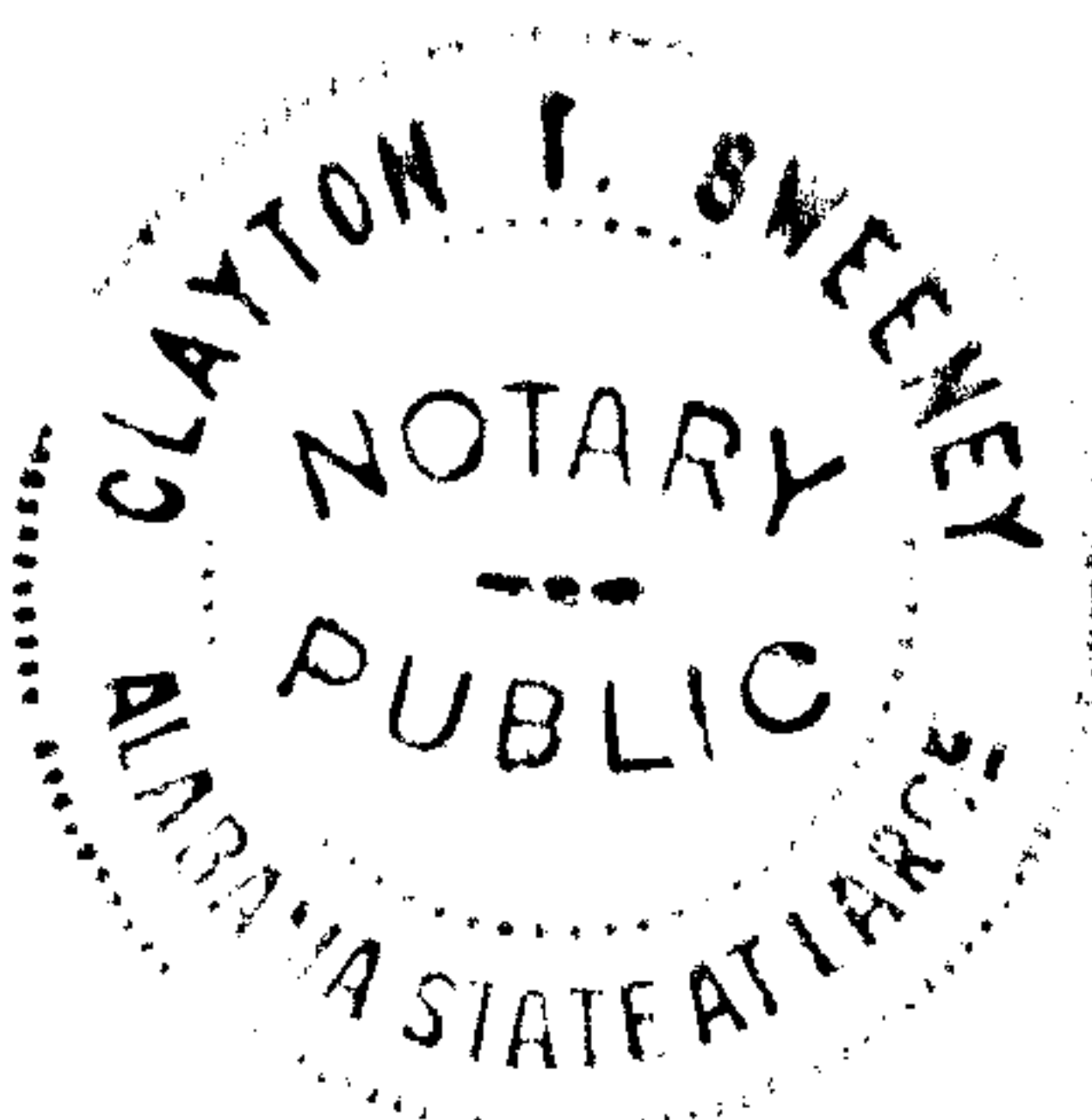
The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, his successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

  
Katherine Makaita Takundwa

State of Alabama     )  
County of Jefferson    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Katherine Makaita Takundwa, whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2013.



  
NOTARY PUBLIC  
My Commission expires: 6/5/2015



20140103000004010 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/03/2014 02:08:01 PM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Highland Lakes Community, Inc. f/k/a  
Mailing Address Eddleman Properties, Inc.  
2700 Highway 280 E.  
Suite 425  
Birmingham, AL 35223

Grantee's Name Katherine Makaita Tukundwa  
Mailing Address 1004 Highland Village Trail  
Birmingham, AL 35242

Property Address 710 Highland Lakes Cove  
Birmingham, AL 35242

Date of Sale December 31, 2013  
Total Purchase Price \$ 137,500.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Eddleman Properties, Inc.  
Print by Douglas D. Eddleman, President

☐ Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW

