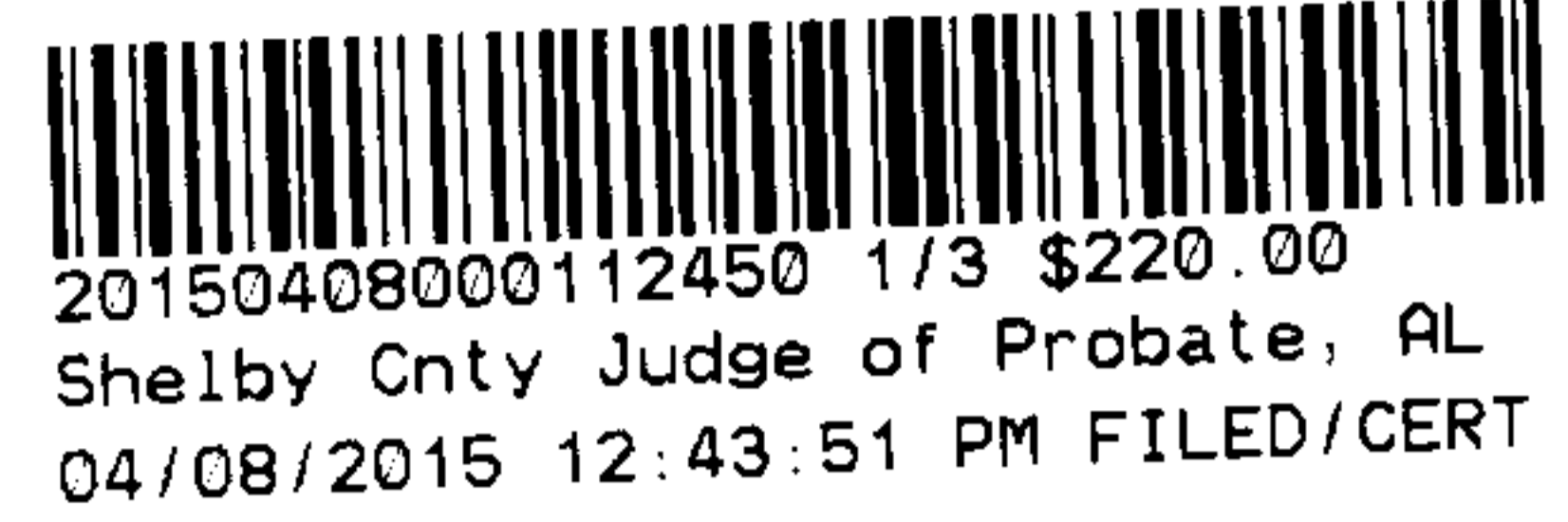


Send tax notice to:
GORDON A. HARDY
100 ASHLAND PLACE
BIRMINGHAM, AL 35242

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

2015196



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$374,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JIM WILLIAMSON and KATHY WILLIAMSON, HUSBAND AND WIFE **whose mailing address** is: 331 Mulberry Street, Jasper AL 35503 (hereinafter referred to as "Grantors") by GORDON A. HARDY, and RITA A. HARDY **whose mailing address** is: 100 ASHLAND PLACE, BIRMINGHAM, AL, 35242 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS.
9. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLAND LAKES DEVELOP.
10. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOP. EXECUTED BY HIGHLAND LAKES DEVELOP. LTD. TO HIGHLAND LAKES PROP. LTD.
11. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES.


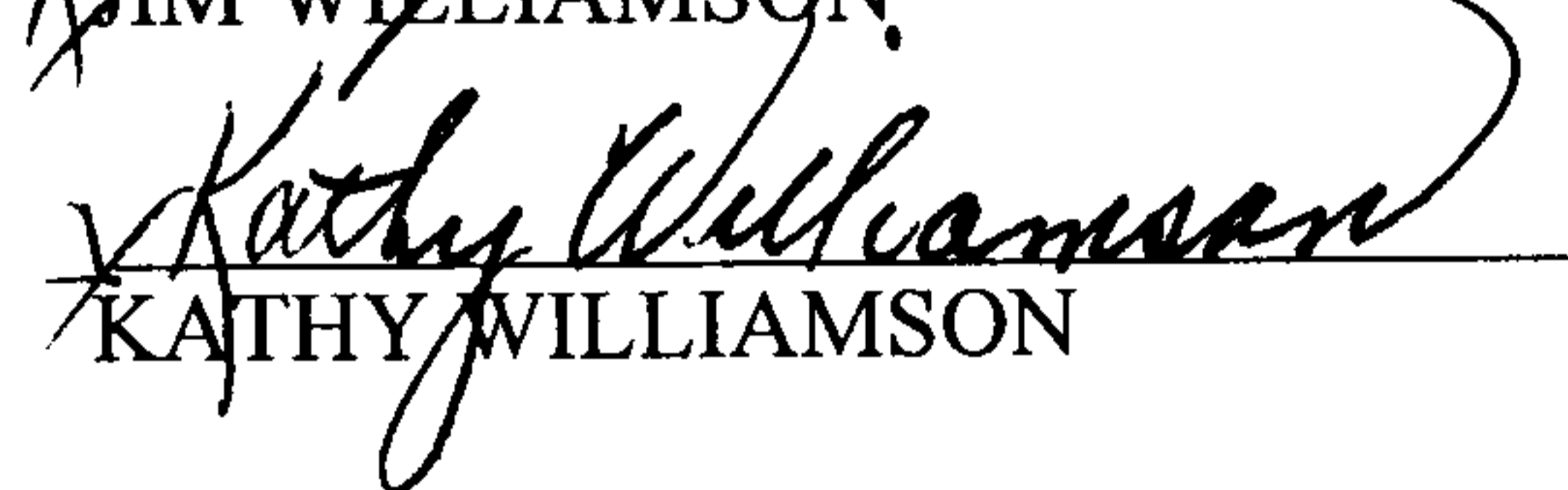
Shelby County, AL 04/08/2015
State of Alabama
Deed Tax: \$200.00

12. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE.
13. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFER LINE SHOWN THEREON.
14. \SUBJECT TO THE PROVISION OF SECTION 2.3 AND 2.6 OF THE DECLARTION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MIN. SETBACKS: A)FRONT, REAR, AND SIDE SETBACK AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC.
15. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 34, PAGE 149.
16. RIGHT OF WAY TO ALABAMA POWER CO.
17. RIGHT OF WAY TO SHELBY COUNTY, AL AS RECORDED IN BK 196, PG 246, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.
18. AGREEMENT WITH ALABAMA POWER CO. AS TO COVENANTS PERTAINING THERETO, RECORDED AS INST. NO. 1999-1186.
19. RIGHTS OF RIPARIAN OWNERS IN AND TO THE USE OF LAKE, IF ANY.
20. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION TO ALABAMA POWER CO. AS RECORDED IN INST. NO. 20050203000056300.
21. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER AND SEWER BOARD AS SET FORTH IN INST. NO. 1997-4027 AND INST. NO. 1996-25667, IN THE OFFICE OF THE JUDGE OF PROBATE.
RELEASE OF DAMAGES AS RECORDED IN INST. NO. 20050505000214850 AS RECORDED IN THE PROBATE

\$174,900.00 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.

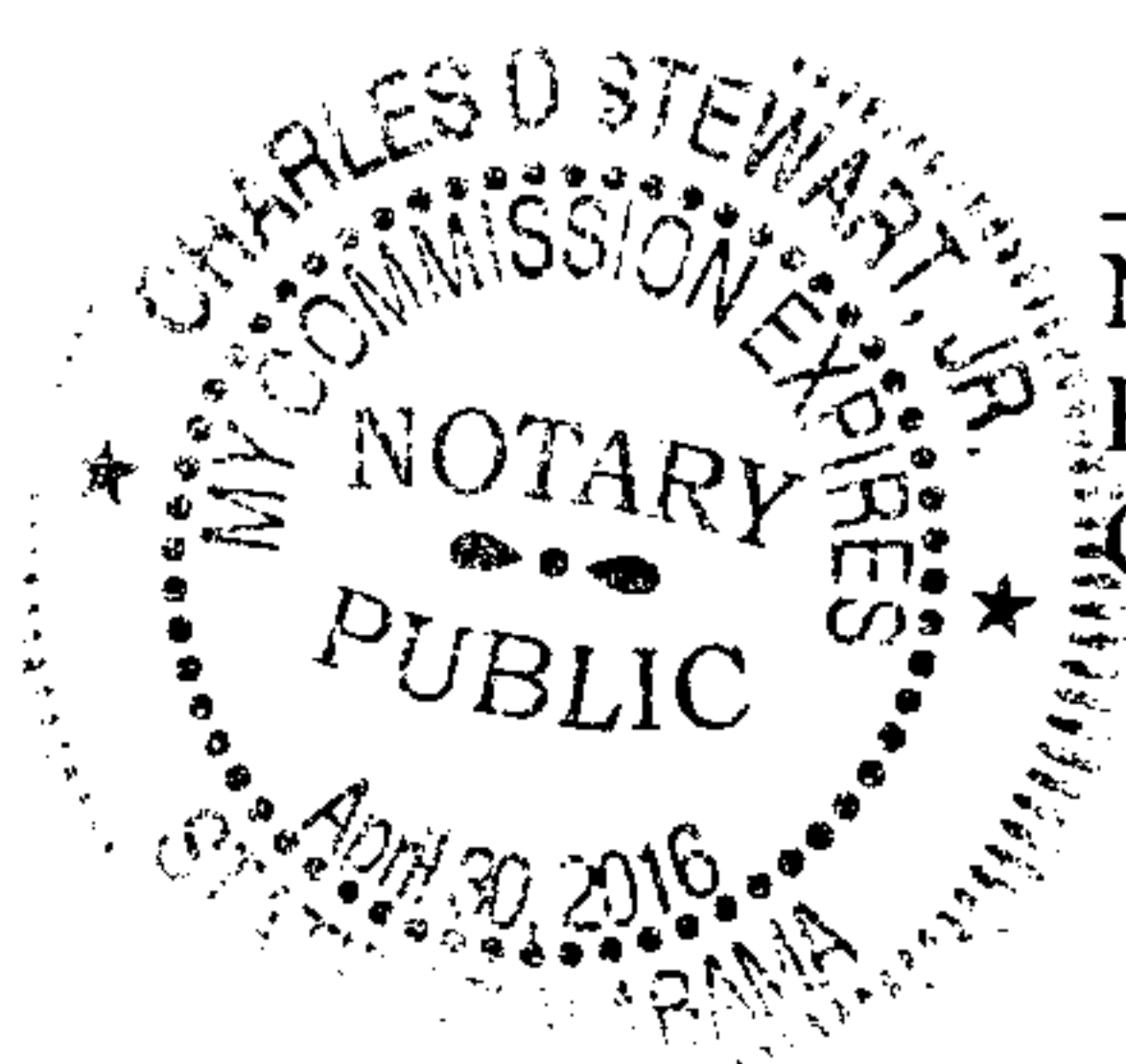
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of April, 2015.


JIM WILLIAMSON

KATHY WILLIAMSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIM WILLIAMSON and KATHY WILLIAMSON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2015.



Notary Public

Print Name: 

Commission Expires: 4-30-16



20150408000112450 2/3 \$220.00
Shelby Cnty Judge of Probate, AL
04/08/2015 12:43:51 PM FILED/CERT

EXHIBIT "A"

Lot 31-01, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Instrument No. 20051215000649670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



20150408000112450 3/3 \$220.00
Shelby Cnty Judge of Probate, AL
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