

Send tax notice to:  
EARL EUGENE BUSH  
2101 FOREST LAKES LN  
STERRETT, AL 35147

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

2015717

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ZACHARY K. LOCKHART and KATIE LOCKHART, husband and wife whose mailing address is: 120 BENT CREEK DRIVE, CHELSEA, AL 35043 (hereinafter referred to as "Grantors") by EARL EUGENE BUSH and whose mailing address is: 2101 FOREST LAKES LN, STERRETT, AL, 35147 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 116, according to the Map and Survey of Forest Lakes, Sector 2, Phase I, recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF FINAL PLAT OF FOREST LAKES, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 114 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE RECORDED IN DEED BOOK 331, PAGE 262.
4. 15 FOOT BUILDING SETBACK LINE FROM FOREST LAKES AND FOREST LAKES WAY AS SHOWN ON RECORDED MAP OF SUBDIVISION RECORDED IN MAP BOOK 29, PAGE 114.
5. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 139, PAGE 127, DEED BOOK 236, PAGE 829; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 323 AND DEED BOOK 124, PAGE 519.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 228, PAGE 339.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT #22002-17094; WITH SUPPLEMENTAL DECLARATIONS RECORDED IN INSTRUMENT #20090116000015000; INSTRUMENT #20090116000015010; AND INSTRUMENT #2004090300044920.
8. GENERAL COVENANTS RESTRICTIONS AND EASEMENTS RECORDED IN INSTRUMENT #20040903000494920
9. ARTICLES OF INCORPORATION OF FOREST LAKES HOMEOWNERS ASSOCIATION, INC. RECORDED IN INSTRUMENT #200601020000250120

\$162,011.00 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 30th day of November, 2015.

*Zachary K. Lockhart*  
ZACHARY K. LOCKHART  
BY AND THROUGH KATIE LOCKHART  
HER ATTORNEY IN FACT  
*Katie Lockhart*  
KATIE LOCKHART

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATIE LOCKHART 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 30th day of November, 2015.

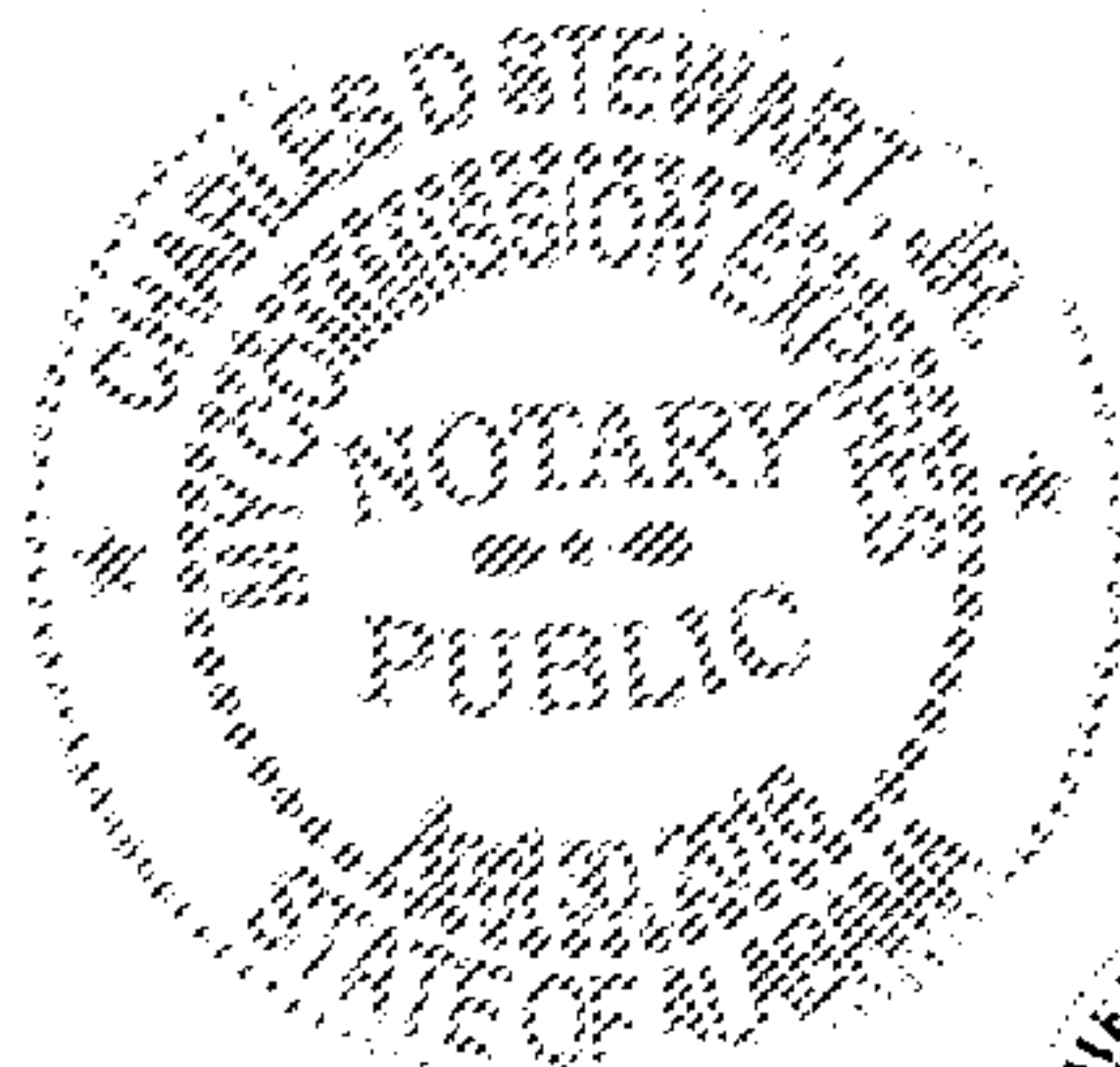


*Charles D. Stewart*  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 11/30/2016

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katie Lockhart, whose name as Agent and Attorney in Fact for Zachary K. Lockhart, 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 in her capacity as Attorney in Fact for Zachary K. Lockhart on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2015.



*Charles D. Stewart*  
Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 11/30/2016

*J. Fuhrmeister*