

Send tax notice to:
MICHAEL E. STEWART
1013 BALDWIN LANE
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

2016500

20160824000306680
08/24/2016 02:25:07 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Thirty Thousand and 00/100 Dollars (\$730,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, BRIAN L. SMITH and JENNIFER T. SMITH, husband and wife whose mailing address is: 120 Chelsea Corners, Ste 121, Chelsea, MI 33043 (hereinafter referred to as "Grantors") by MICHAEL E. STEWART and ANGELA W. STEWART whose property address is: 1013 BALDWIN LANE, 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, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. SUBJECT TO ALL EASEMENTS, ENCROACHMENTS, BUILDING SET BACK LINES, RIGHT-OF-WAYS, AS SHOWN OF RECORD BY RECORDED PLAT OR OTHER RECORDED INSTRUMENT, INCLUDING ANY AMENDMENTS THERETO.
3. SUBJECT TO ALL MATTERS, FACTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, COVENANTS, AGREEMENTS AND ALL OTHER TERMS AND PROVISIONS IN MAP BOOK 34, PAGE 30.
4. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLAND LAKES DEVELOPMENT, LTD. PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT NO. 1993-15705.
5. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD., TO HIGHLAND LAKE PROPERTIES, LTD., RECORDED AS INSTRUMENT 1993-15704 IN SAID PROBATE OFFICE.
6. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFERLINE AS SHOWN ON RECORDED PLAT.
7. 30 FOOT EASEMENT AND TREE BUFFER ALONG REAR LOT LINE AS SHOWN ON RECORDED PLAT.
8. SUBJECT TO THE PROVISION OF SECTIONS 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS; 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS; (A) FRONT SETBACK: AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC; (B) REAR

SETBACK; AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC (C) SIDE SETBACK: AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC.

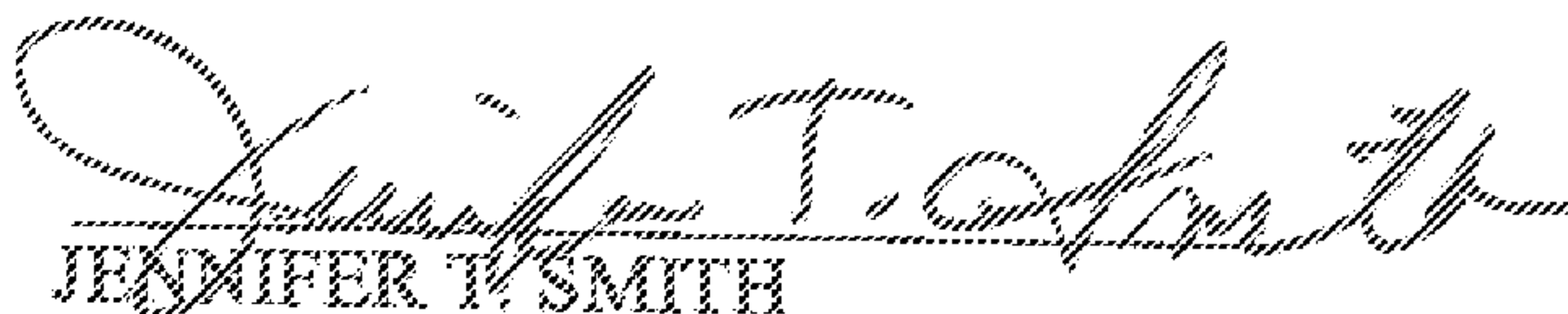
9. RIGHT(S) OF WAY(S) GRANTED TO SHELBY COUNTY, ALABAMA AS RECORDED IN DEED BOOK 95, PAGE 503 AND DEED BOOK 196, PAGE 246 IN SAID PROBATE OFFICE.
10. CABLE AGREEMENT AS RECORDED IN INSTRUMENT #1997-19422 IN SAID PROBATE OFFICE.
11. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #20040823000471380 AND INSTRUMENT #20041216000687230 IN SAID PROBATE OFFICE.
12. CONDITIONS, RESTRICTIONS AND LIMITATIONS AS SET FORTH IN THAT INSTRUMENT RECORDED IN INSTRUMENT #20040823000471380 IN SAID PROBATE OFFICE.

\$417,000.00 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 22nd day of August, 2016.

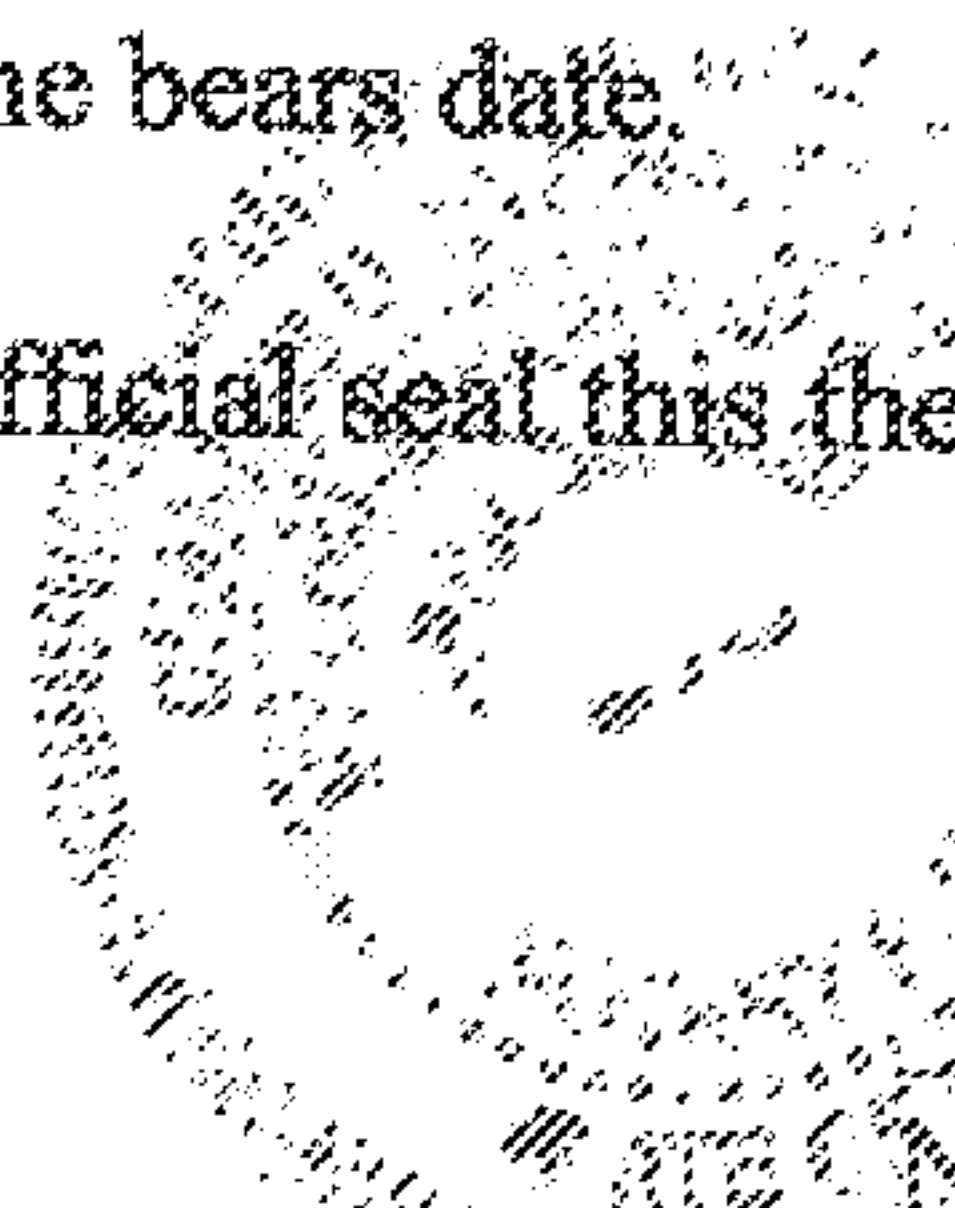

BRIAN L. SMITH


JENNIFER T. SMITH

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRIAN L. SMITH and JENNIFER T. SMITH 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 22nd day of August, 2016.

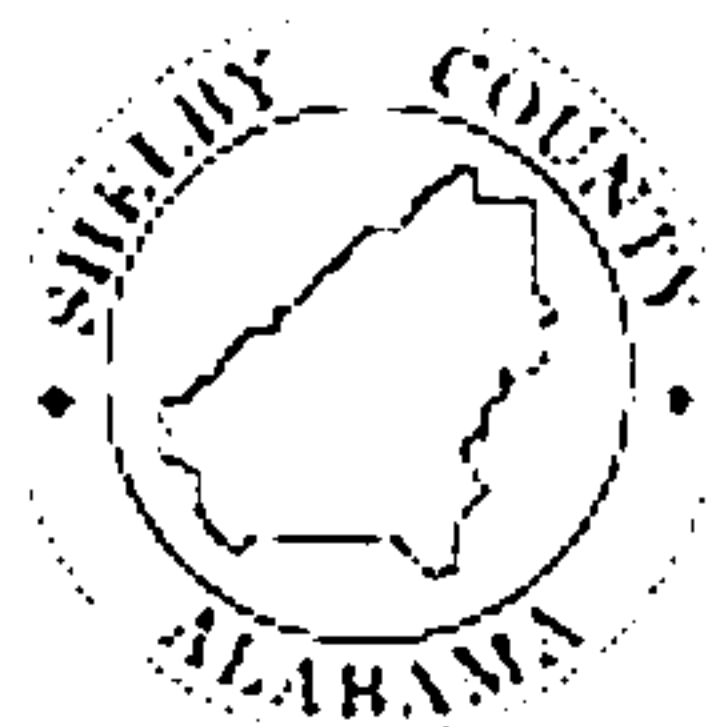


Notary Public
Print Name: Brian L. Smith
Commission Expires: 8/20/20

EXHIBIT A
LEGAL DESCRIPTION

Lots 2835 and 2836, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common area all a more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in 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, 28th Sector, recorded as Instrument No. 20041109000615190 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2016 02:25:07 PM
\$334.00 CHERRY
20160824000306680

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the Probate Judge.