

Send tax notice to:
JAMES E. WREN
1019 FAIRMONT 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

2017181

20170426000143220
04/26/2017 12:37:37 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Six Thousand and 00/100 Dollars (\$356,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, BRANDON W. BURNS, AN UNMARRIED MAN **whose mailing address** is: 4932 Sussex Road Birmingham AL 35242 (hereinafter referred to as "Grantors") by JAMES E. WREN and ALISON REED WREN **whose property address** is: 1019 FAIRMONT CIRCLE, 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:

Lot 1039, according to the Map of Highland Lakes, 10th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26, Page 27, 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 a more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in 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, 10th Sector, Phase I, recorded as Instrument No. 1999-43196 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, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. 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, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 28, Page 237 and Instrument No. 1999-47085.
3. Covenants, Conditions and Restrictions as set forth in the document recorded in instrument No. 1994-7111 and amended in Instrument No. 1996-17543; Instrument No. 1999-31095 along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947
4. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector as recorded as Instrument No. 1999-31095
5. Lake easement agreement executed by Highland Lakes Properties, Ltd. And Highland Lake Development, Ltd providing easements, use by others and maintenance of Lake property described within Instrument No. 1993-15705
6. Easement for Ingress and Egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd to Highland Lake Properties, Ltd. Recorded as Instrument No. 1993-15704.

7. Right of Way granted to the Birmingham Water & Sewer Board as set out in Instrument No. 1997-4027 and Instrument No. 1996-25667
8. Building setback lines as created by the Restrictions, Covenants and Conditions as set out in instruments recorded as Instrument No. 1996-17543, amended by instrument No. 1999-31095 and Supplemental Covenants recorded in Instrument No. 1999-43196.
9. Release of damages, restrictions, modifications, covenants, conditions, right, privileges, immunities and limitations as applicable as set out in and referenced in Instrument No. 1999-40618 and Instrument No. 1999-47085.
10. Public utility easements as shown by recorded plat, including tree buffer line as shown thereon.
11. Setback lines as shown in Section 2.3 and 2.6 of the Declaration.
12. Restrictions, limitations and Conditions as set out in Map Book 26, Page 27
13. Right of Way granted to Alabama Power Company as to covenant pertaining thereto.
14. Shelby Cable Agreement as set out in Instrument No. 1997-33476.
15. Easements as shown on recorded plat.

\$338,200.00 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.

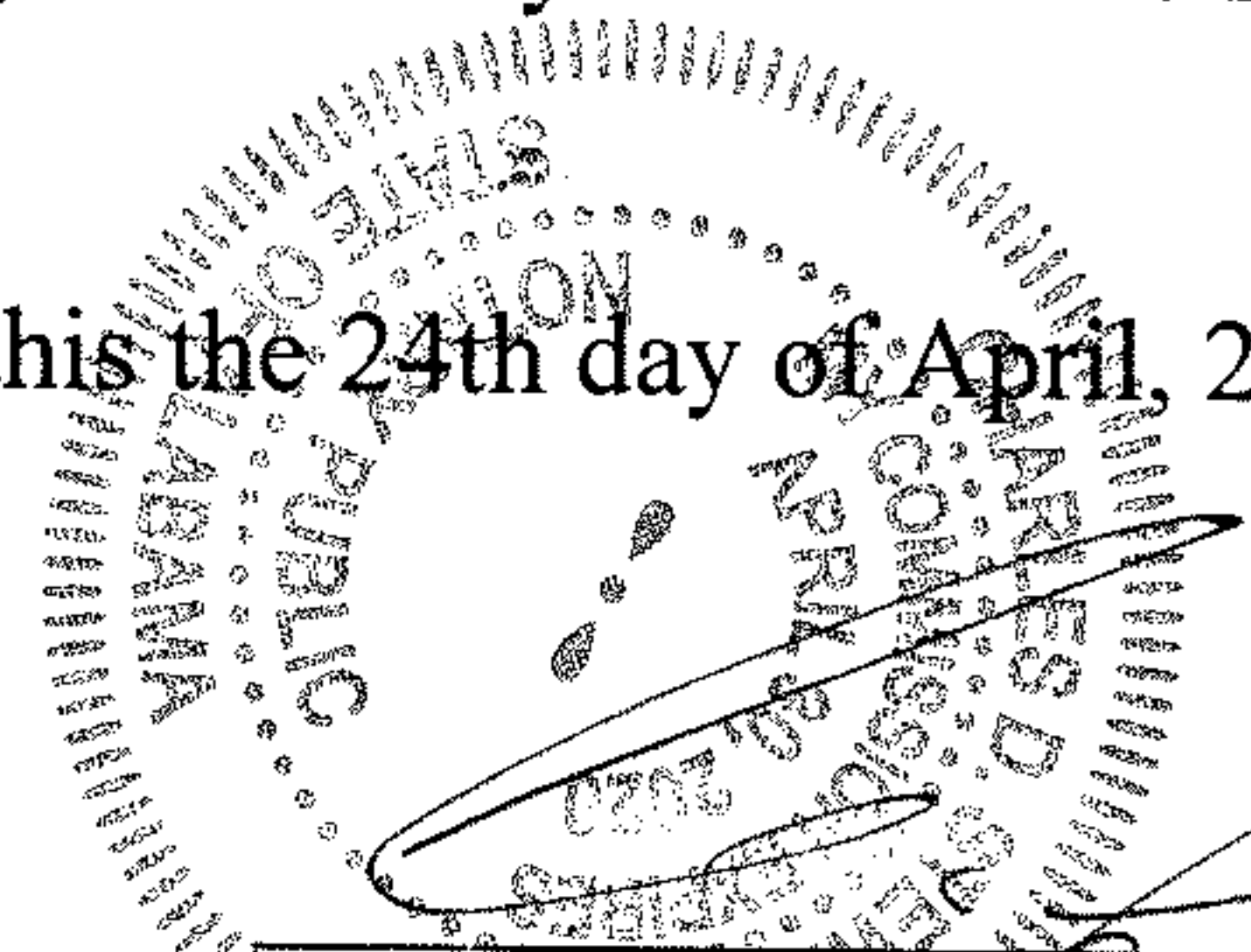
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of April, 2017.


 BRANDON W. BURNS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRANDON W. BURNS 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 24th day of April, 2017.



Notary Public
 Print Name: Charles D. Stenwick, Jr.
 Commission Expires:

4 30 20



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/26/2017 12:37:37 PM
 \$36.00 CHERRY
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