

Send tax notice to:
ABBIE P. BATSON
1008 HIGHLAND VILLAGE TRAIL
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

2017218

20170504000155030
05/04/2017 11:32:18 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (\$434,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, STEVEN E. WHITAKER and KARI M. WHITAKER, HUSBAND AND WIFE **whose mailing address** is: 2045 Regent Park Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by ABBIE P. BATSON **whose property address** is: 1008 HIGHLAND VILLAGE TRAIL, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54-A, a resurvey of Lots 54 and 55 Amended Map The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for the Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for The Village at Highland Lakes, a Residential Subdivision, Sector One, recorded as Instrument No. 20060421000186670, 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. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, or and under subject property, including those recorded in Deed Book 81, Page 417
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, whether or not appearing in the Public Records
4. Restrictions, limitations, set backs, covenants, conditions, easements, rights of way and common areas as shown on the resurvey of Lots 54 and 55 Amended Map The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 126
5. Right of way granted to Shelby County as set forth in Deed Book 196, Pages 237,248 and 254 and Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270
6. Easement to Shelby County as recorded in Instrument No. 1992-15747 and Instrument No. 1992-24264
7. Right of way for roadway as set forth in Real 103, Page 844 and Map Book 3, Page 148
8. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20041202000659280; Instrument No. 20060224000089280; Instrument No. 20060421000186650 and Instrument No. 20060421000186670 and amended in Instrument No. 20060712000335740
9. Transmission line permits) to Alabama Power Company as recorded in Deed Book 247, Page 905 and Deed Book 139, Page 569 and Deed Book 134, Page 411
10. Ingress and egress easements as recorded in Real Book 321, Page 812


11. Right of way granted to Alabama Power Company as set forth in Instrument No. 20060630000314890; Instrument No. 20060630000315260 and Instrument No. 20060630000315270
12. Grant of land easement and restrictive covenants in favor of Alabama Power Company as recorded in Instrument No. 20060828000422180 and Instrument No. 20060828000422190
13. Memorandum of Sewer Service Agreements regarding the Village at Highland Lakes in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427760
14. Terms and conditions contained in deed recorded as Instrument No. 20060913000454360
15. Articles of Incorporation of The Village at Highland Lakes Improvement District recorded as Instrument No. 2005120900063784 and Notice of Final Acceptance of Real Property by The Village at Highland Lakes Improvement District recorded as Instrument No. 20051213000644260

\$347,920.00 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 2nd day of May, 2017.

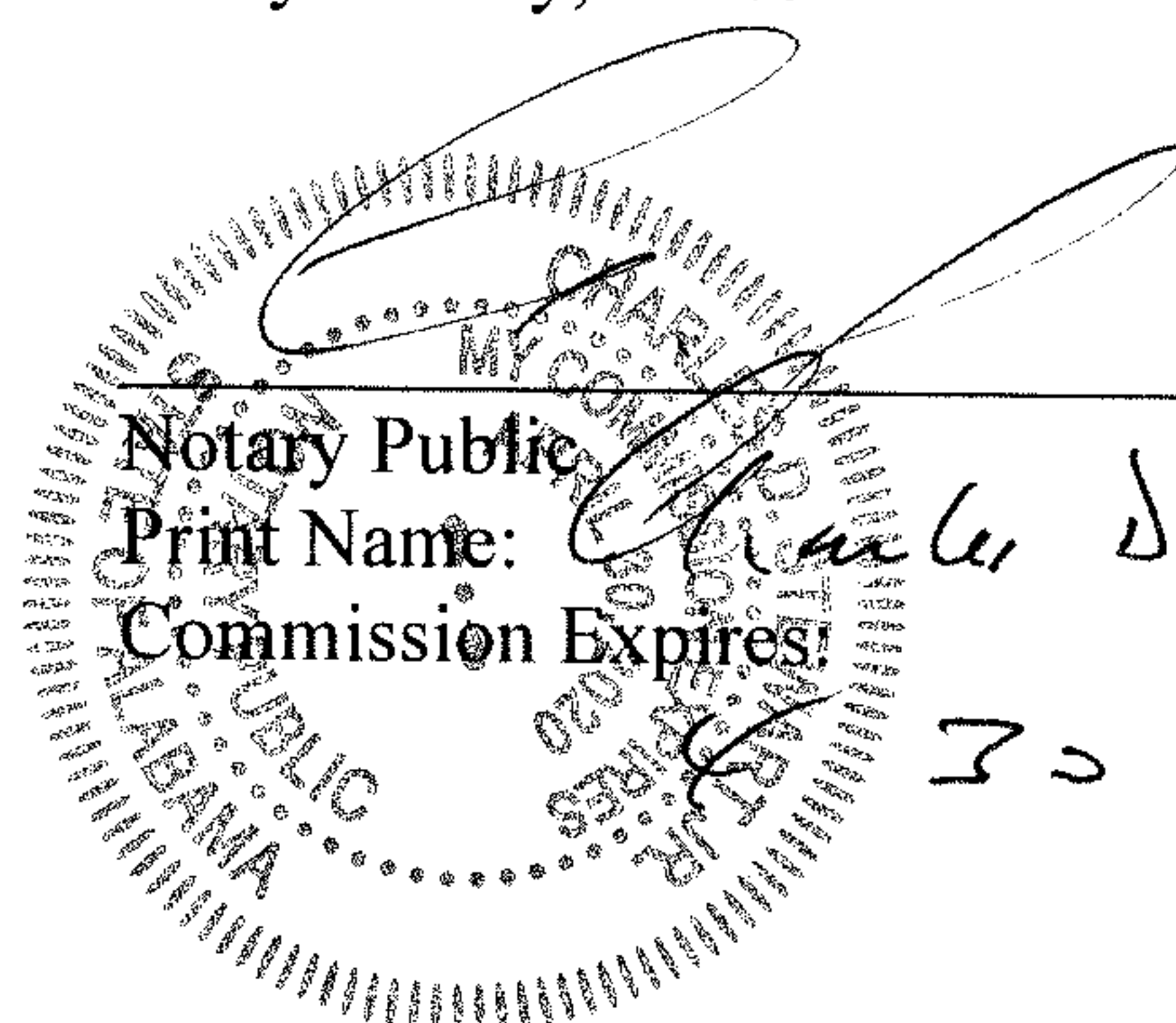

STEVEN E. WHITAKER

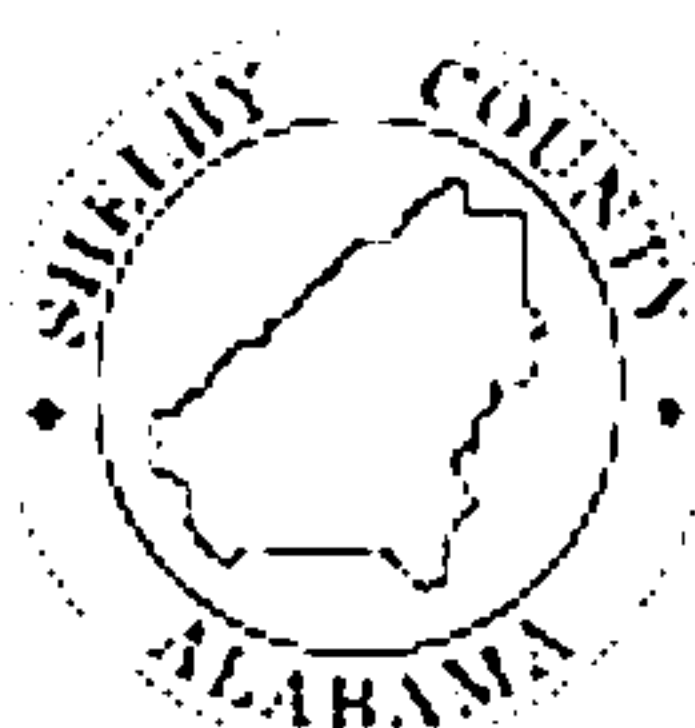

KARI M. WHITAKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN E. WHITAKER and KARI M. WHITAKER 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 2nd day of May, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/04/2017 11:32:18 AM
\$105.00 CHERRY
20170504000155030

