

This instrument was prepared by:  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Carmela V. Yeakle  
name  
1007 Highland Lakes Trace  
address  
Birmingham, AL

**WARRANTY DEED**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED EIGHTY TWO THOUSAND AND NO/100 DOLLARS (\$382,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Jerome Alan Speegle, A Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carmela V. Yeakle

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,  
to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.  
Subject to taxes for 1999.  
Subject to items on attached Exhibit "B".

Subject property is not the homestead of the grantor nor his spouse.

Inst # 1999-30509

07/21/1999-30509  
11:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NWS 395.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 16th  
day of July, 19 99

\_\_\_\_\_(Seal) Jerome Alan Speegle \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Jerome Alan Speegle \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Jerome Alan Speegle, A Married Man  
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
on the day the same bears date.

Given under my hands and official seal this 16th day of July, A.D. 19 99

Larry L. Halcomb \_\_\_\_\_  
Notary Public

My Commission Expires  
January 23, 2002

EXHIBIT "A"

Lot 533, according to the Survey of Highland Lakes, 5th Sector, Phase II, an Eddleman Community, as recorded in Map Book 19, page 3 A & B, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II as recorded as Instrument 1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

EXHIBIT "B"

35 foot Building line on Rear and front and 15 foot building line on sides, as shown by recorded Map.

10 foot Easement on rear and 7½ foot easement on East, as shown by recorded map.

Restrictions as shown by recorded Map.

Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument 1994-07111 in the Probate Office of Shelby County, Alabama, with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947 in the Probate Office of Jefferson County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Fifth Sector, Phase I recorded in Instrument 1994-31018, and amended in Instrument 1997-7910 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995-12814, in the Probate Office of Shelby County, Alabama.

Right of way to Water Works and Sewer Board of the City of Birmingham, recorded in Instrument 1995-34035 and Instrument 1997-4027, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument recorded in Instrument Book 28, page 237, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Book 111, page 408; Book 109, page 70; Book 149, page 380; Book 173, page 364; Book 276, page 670; Book 134, page 408; Book 133, page 212; Book 133, page 210 and Real 31, page 355, in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Book 196, page 246, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to covenants relating thereto, recorded in Instrument 1994-1186, in the Probate Office of Shelby County, Alabama.

The rights of upstream and downstream riparian owners with respect to lake, if any, bordering subject property.

Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd. providing for easements, use by others and maintenance of Lake Property described within Instrument 1993-15705 in the Probate Office of Shelby County, Alabama.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.

Collateral assignment of contract between Highland Lakes Development, Ltd. and Central Bank of the South recorded in Instrument 1993-15711, in the Probate Office of Shelby County, Alabama.

Restrictions, mineral and mining rights and rights incident thereto and release of damages and Covenant for Storm Water Runoff Control recorded in Instrument 1997-27232, in the Probate Office of Shelby County, Alabama.

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