

This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

Send Tax Notice To:
Jeff Robertson & Shelia Robertson
1006 Bluestone Way
Birmingham, Alabama 35242

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20050506000218750 1/3 \$107.50
Shelby Cnty Judge of Probate, AL
05/06/2005 02:56:20PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty Nine Thousand Nine Hundred Dollars and No 00/100 [\$449,900.00], paid by **Mortgage in the amount of Three Hundred Fifty Nine Thousand Six Hundred Fifty Dollars and No 00/100 (\$359,650.00)** filed at the same time as this deed, to the undersigned grantor, Lewis Integrity Homes, Inc. A Corporation, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Jeff Robertson & Shelia Robertson, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 1235, according to the Map of Highland Lakes, 12th Sector, Phase II, an Eddleman Community, as recorded in Map Book 33, Page 11, 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 as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as 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, 12th Sector, Phase II, recorded as Instrument No. 20040409000185820, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Situated in Shelby County, Alabama.

Shelby County, AL 05/06/2005
State of Alabama

Deed Tax: \$90.50

Subject To:

1. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race,

color, religion, sex, handicap, family status or national origin) as set forth in the documents recorded in Instrument No. 1994-7111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, in the Probate Office of Shelby County, Alabama.

2. 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.
3. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd. Recorded as Instrument No. 1993-15704 in Probate Office.
4. 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 Instrument No. 1998-7776; Instrument No. 1998-7777 and Instrument No. 1998-7778, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to the Birmingham Water & Sewer Board as set out in Instrument No. 1997-4027 and Instrument No. 1996-25667 in Probate Office.
6. Building setback lines to be determined by the Architectural Review Committee, 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.
7. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as referenced in Instrument No. 2004051100024670.
8. Public utility easements as shown by recorded plat, including any tree buffer line shown thereon.
9. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a) From, rear and side setback as per plot plan which must be approved by the ARC.
10. Restrictions, limitations and conditions and Restrictions for Highland Lakes, a Residential Subdivision, 12th Sector, as recorded in Instrument No. 20040409000185820, in said Probate Office.
11. Subdivision restrictions shown on recorded plat in Map Book 33, Page 11, provide for construction of single family residence only.
12. Right of way and agreement with Alabama Power Company as to covenants, pertaining thereto, to be recorded in said Probate Office.
13. Shelby Cable Agreement as set out in Instrument No. 1997-33476 in said Probate Office.
14. 10 foot easement along rear lot line as per plat.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.


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IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals,
this 27th day of April, 2005.

Witness

Lewis Integrity Homes, Inc.
by John Lewis pres.
Lewis Integrity Homes, Inc.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lewis Integrity Homes, Inc., A Corporation, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 27th day of April, 2005.

My Commission Expires

3-21-2006

[Signature]
Notary Public


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