

Send tax notice to:

ALEJANDRO APONTE
1004 SOUTH HAMPTON PLACE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2009136

Shelby County, AL 03/06/2009
State of Alabama

Deed Tax: \$31.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) in hand paid to the undersigned, JAMES YAKOVSKY and LAURA YAKOVSKY, Husband and Wife (hereinafter referred to as "Grantor") by ALEJANDRO APONTE (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 104, ACCORDING TO THE THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, AS RECORDED IN MAP BOOK 37, PAGE 130, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE 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, REGENT PARK NEIGHBORHOOD, TO BE RECORDED AS INSTRUMENT NO. 20070223000084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION"

SUBJECT TO:

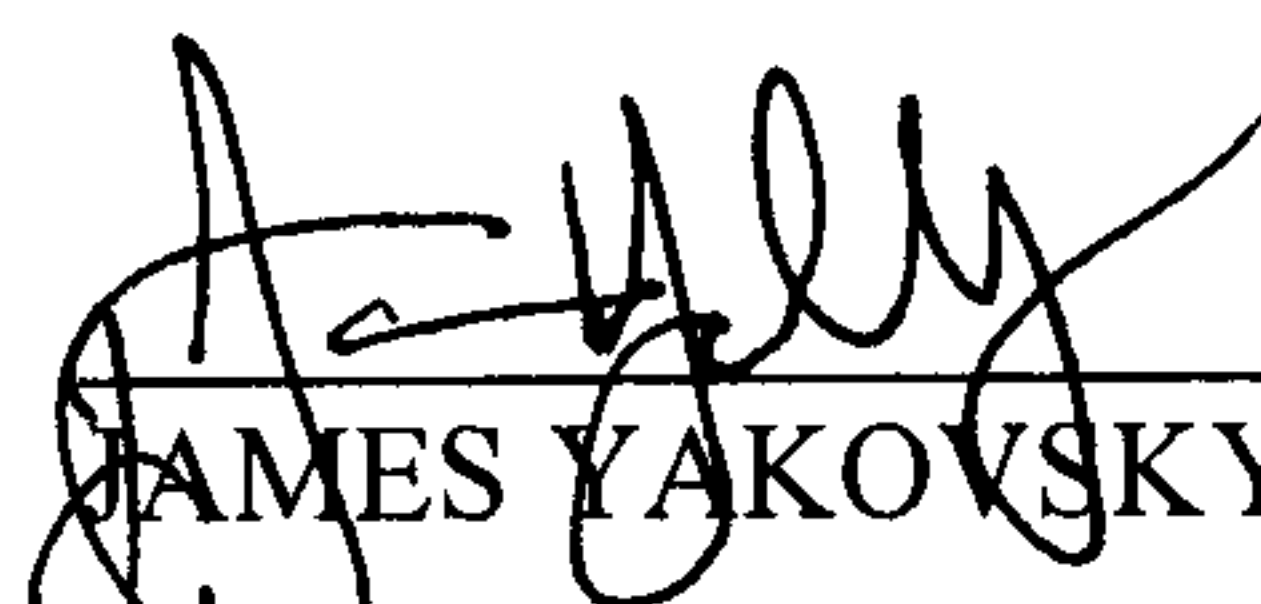
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER 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 DEED BOOK 81, PAGE 417, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 905 AND DEED BOOK 139, PAGE 569 AND DEED BOOK 134, PAGE 411, IN THE PROBATE OFFICE.
4. 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 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO SHELBY COUNTY AS RECORDED IN INSTRUMENT NO. 1992-15747 AND INSTRUMENT NO. 1992-24264 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

6. RIGHT OF WAY FOR ROADWAY AS SET FORTH IN REAL 103, PAGE 844 AND MAP BOOK 3, PAGE 148, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. INGRESS AND EGRESS EASEMENTS AS RECORDED IN REAL BOOK 321, PAGE 812.
8. NOTES AND RESTRICTIONS AS SET OUT PER MAP BOOK 37, PAGE 130.
9. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20060630000314890, INSTRUMENT NO. 20060630000315260 AND INSTRUMENT 20060630000315270, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. ARTICLES OF INCORPORATION OF THE VILLAGE AT HIGHLAND LAKES IMPROVEMENTS DISTRICT AS RECORDED IN INSTRUMENT NO. 20051209000637840 AND NOTICE OF FINAL ASSESSMENT OF REAL PROPERTY AS RECORDED INSTRUMENT NO. 20051213000644260.

\$283,500.00 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 Grantee, 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 20th day of February, 2009.


JAMES YAKOVSKY

LAURA YAKOVSKY

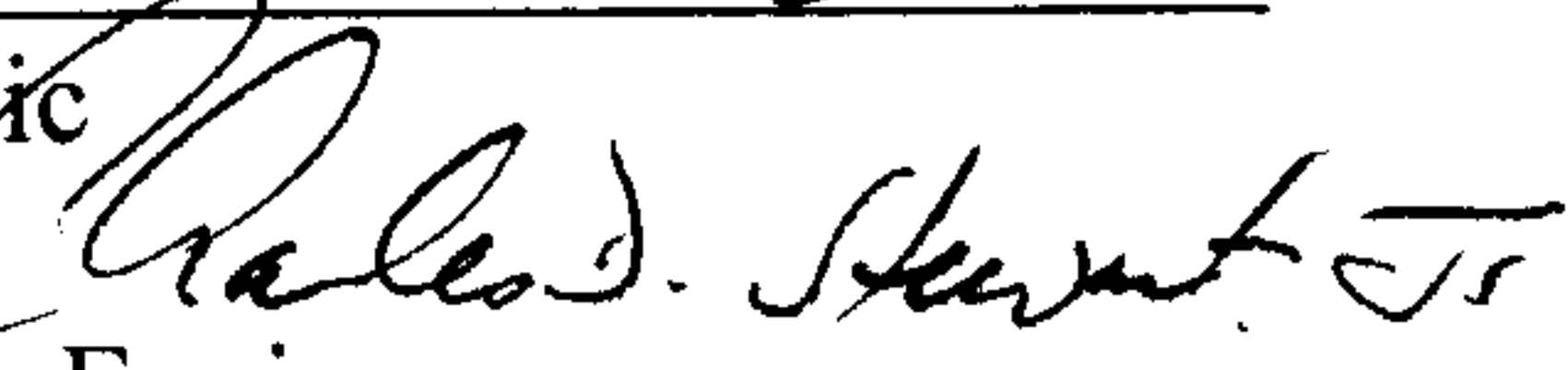
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES YAKOVSKY and LAURA YAKOVSKY, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2009.



Notary Public

Print Name: 

Commission Expires: 4-13-12