

Send tax notice to:

JOHN W. RIMES  
146 SALISBURY LANE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

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

2009354

  
20090605000214620 1/2 \$98.00  
Shelby Cnty Judge of Probate, AL  
06/05/2009 09:20:35 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$419,900.00) in hand paid to the undersigned, MICHELLE WEART, and DARRYL R. WEART, Wife and Husband (hereinafter referred to as "Grantors") by JOHN W. RIMES and JENNIFER RIMES (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 2149, ACCORDING TO THE MAP OF HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS 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 AND AMENDED IN INSTRUMENT #1996-17543 AND AMENDED IN INSTRUMENT #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 21ST SECTOR, PHASE I & II, RECORDED AS INSTRUMENT #20020716000332740 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

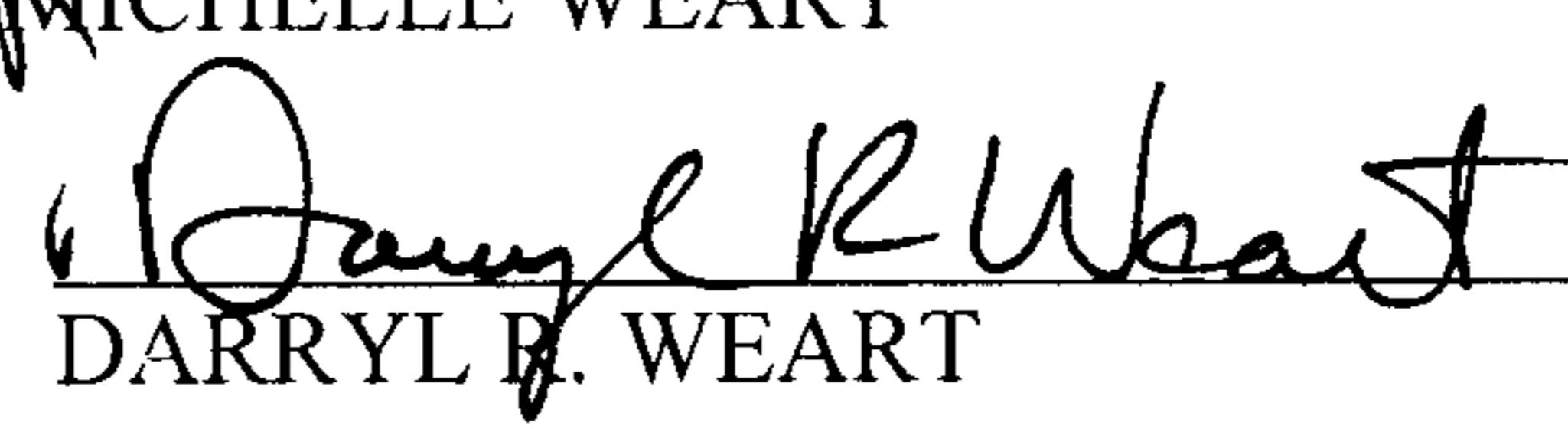
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION (MAP BOOK 30, PAGE 6 A & B).
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN INSTRUMENT RECORDED AS INSTRUMENT #1994-7111 INSTRUMENT #1996-17543 AND INSTRUMENT #1996-17543 ALONG WITH HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. RECORDED IN INSTRUMENT #9402-3947.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 21<sup>ST</sup> SECTOR, PHASE I & II AS RECORDED IN INSTRUMENT #20020716000332740.

5. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER AND SEWER BOARD BY INSTRUMENT RECORDED IN INSTRUMENT #1998-34387, INSTRUMENT #1995-34035 AND INSTRUMENT #2001-49794.
6. 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 IN INSTRUMENT #1993-15705.
7. 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.
8. AGREEMENT FOR CABLE AS SET OUT IN INSTRUMENT #1997-33476.
9. UNDERGROUND EASEMENT TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT #1997-19422.
10. RELEASE OF DAMAGES AND RESTRICTIONS AS RECORDED IN INSTRUMENT #20020826000405510.

\$335,920.00 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 Grantors, have hereunto set their hand and seal this the 19th day of May, 2009.

  
MICHELLE WEART  
  
DARRYL R. WEART

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHELLE WEART and DARRYL R. WEART, whose names are signed to the foregoing instrument, and who are known to me, acknowledge 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 19th day of May, 2009.

Notary Public  
Print Name:  
Commission Expires:

