

Send tax notice to:

ROBERT R. BAGLEY II
1150 KINGSWOOD ROAD
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

2009381

Shelby County, AL 06/05/2009

State of Alabama

Deed Tax : \$82.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Eight Thousand and 00/100 Dollars (\$348,000.00) in hand paid to the undersigned, TERRY J. BORDEN, An Unmarried Man (hereinafter referred to as "Grantor") by ROBERT R. BAGLEY II and LISA G. BAGLEY AND LINDA BRAND FANT (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 1015, ACCORDING TO THE MAP OF HIGHLAND LAKES, 10TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 27, 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, 10TH SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 1999-43196 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SUBJECT TO:

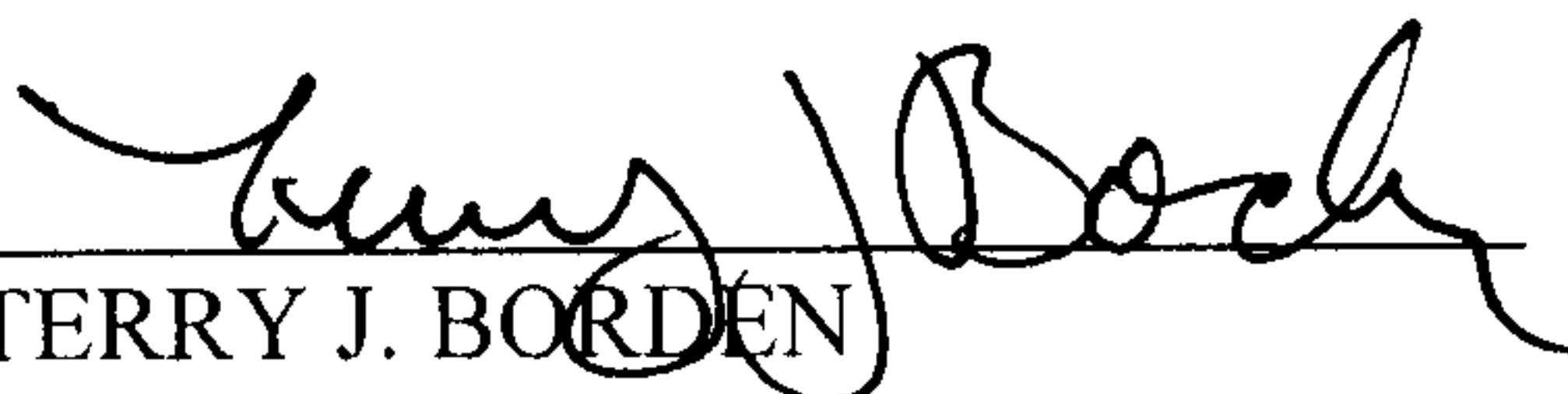
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 10TH SECTOR, AS RECORDED AS INSTRUMENT NO. 1999-31095 IN SAID PROBATE OFFICE.
3. 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.
4. 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.

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 THE PROBATE OFFICE.
6. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS TO COVENANT PERTAINING THERETO, TO BE RECORDED IN SAID PROBATE OFFICE.
7. SHELBY CABLE AGREEMENT AS SET OUT IN INSTRUMENT NO. 1997-33476.
8. 10 FOOT EASEMENT ON EAST LOT LINE AS PER PLAT.

\$ 266,000.00 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 1st day of June, 2009.


TERRY J. BORDEN

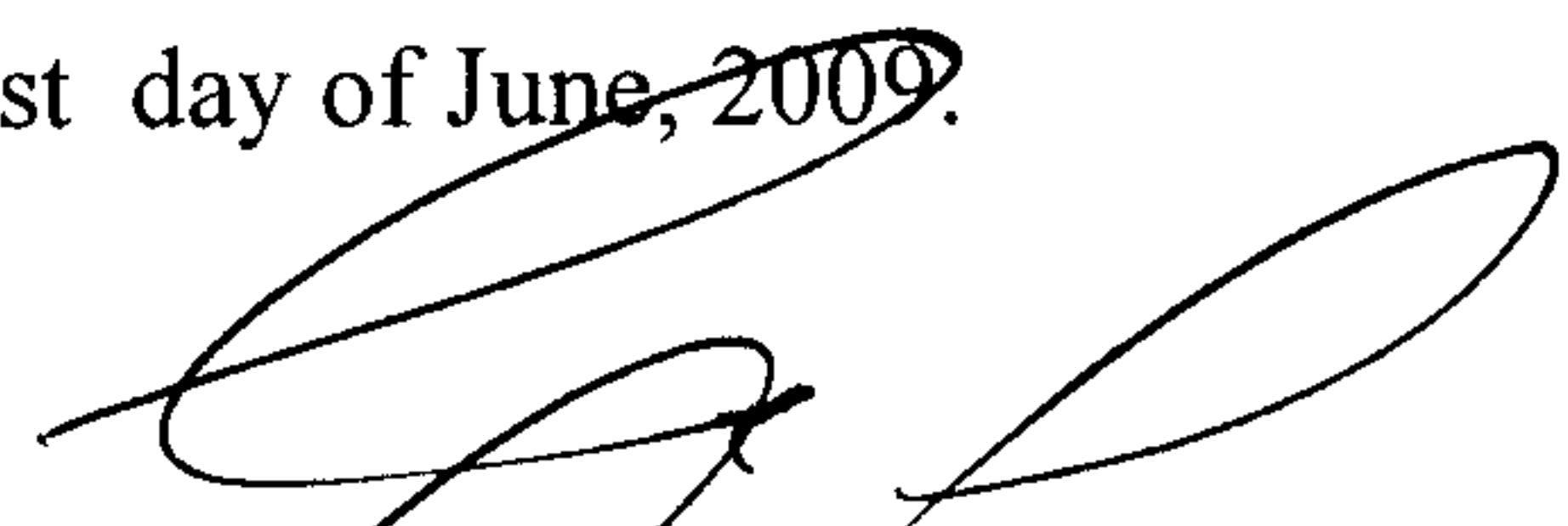


20090605000214880 2/2 \$97.00
Shelby Cnty Judge of Probate, AL
06/05/2009 10:13:15 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERRY J. BORDEN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of June, 2009.


Notary Public
Print Name: Charles J. Stewart Jr.
Commission Expires: 4-13-12

