

Send tax notice to:

ROBERT ALLEN
2037 GROVE PARKWAY
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

2010315

WARRANTY DEED

Shelby County, AL 08/18/2010

State of Alabama

Deed Tax : \$320.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) in hand paid to the undersigned, WILLIAM P. HOLMES and ELIZABETH U. HOLMES, husband and wife (hereinafter referred to as "Grantors") by ROBERT ALLEN and BRENDA ALLEN (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 1145, according to the Map of Highland Lakes 11th Sector, an Eddleman Community, as recorded in Map Book 27 Page 84 A,B,C and D 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 Easements and Master Protective covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 and amended in Inst. No. 1996-17543 and with 2nd Amendment in Inst. 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, 11th Sector, recorded in Inst. No. 2000-41316 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, as hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted..

SUBJECT TO:

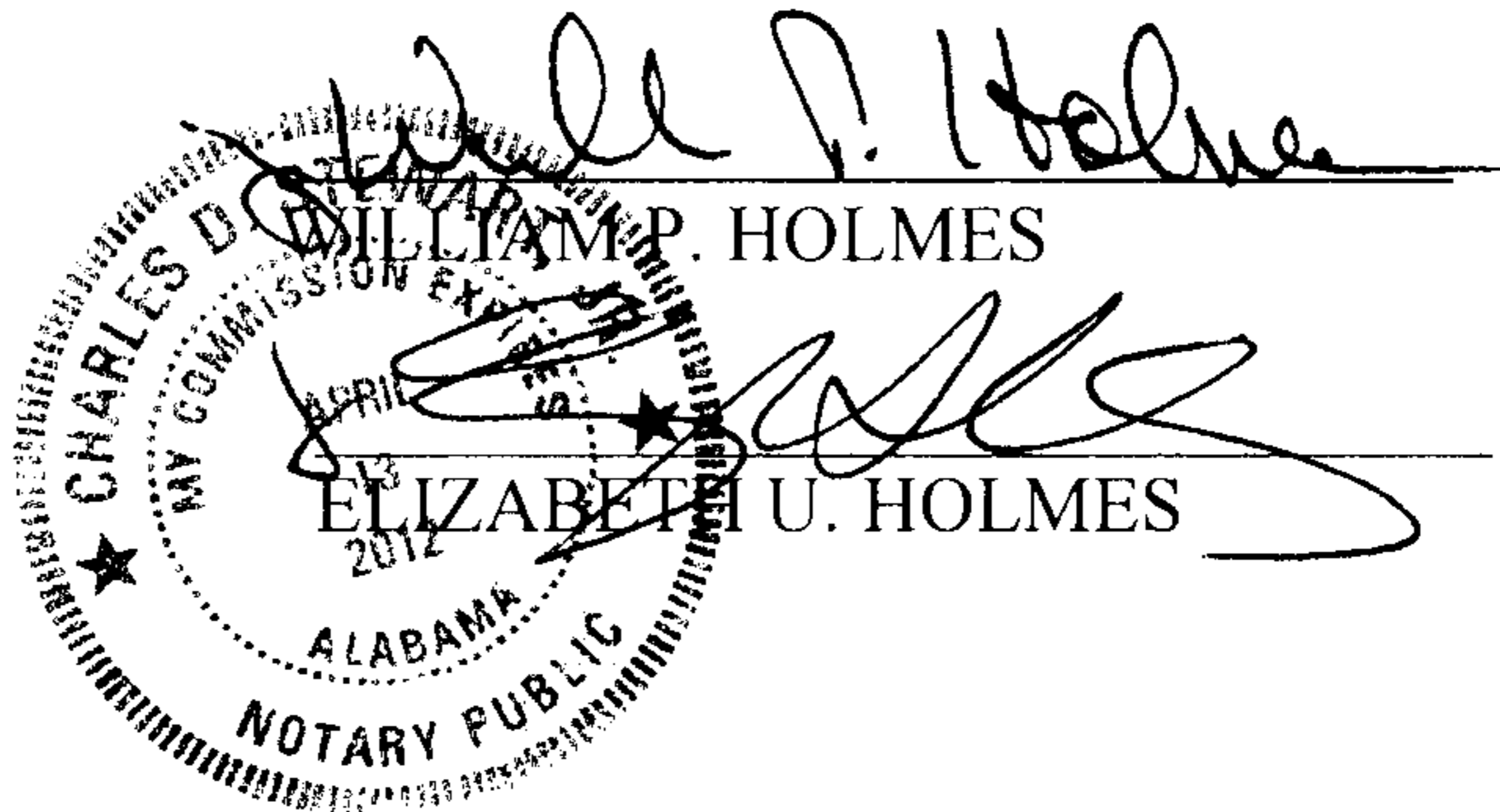
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. ANY RIGHTS, INTEREST, OR LAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. BUILDING SETBACK LINE AS SHOWN BY RECORDED PLAT AND/OR RESTRICTIVE COVENANTS.
4. PUBLIC UTILITY ASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 15 FOOT EASEMENT ON THE REAR OF LOT.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 27, PAGE 84 IN SAID PROBATE OFFICE.
6. DECLARATIONS OF RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 1994-7111, INST. NO. 1996-17543 AND INST. NO. 1999-31095 IN THE PROBATE OFFICE, ALONG WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC., RECORDED AS INST. NO. 9402-3947.
7. RIGHT OF WAY GRANTED TO WATER WORKS ^ SEWER BOARD OF THE CITY OF BIRMINGHAM AS SET OUT IN INST. NO. 2000-12490, INST. NO. 1997-4027 AND INST. NO. 1996-25667 IN PROBATE OFFICE.
8. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES

- DEVELOPMENT, LTD. TO HIGHLAND LAKES PROPERTIES, LTD.,
RECORDED AS INST. NO. 1993-15704 IN PROBATE OFFICE.
9. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKE PROPERTIES, LTD., AND HIGHLAND LAKES DEVELOPMENT, LTD., PROVIDED FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY DESCRIBED IN INST. NO. 1993-15705 IN PROBATE OFFICE.
 10. 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 IN DEED BOOK 28 PAGE 237 IN PROBATE OFFICE.
 11. RELEASE OF DAMAGES AS SET OUT IN INST. NO. 1999-40619 IN PROBATE OFFICE.
 12. CABLE AGREEMENT AS SET OUT IN INST. NO. 1997-33476 IN PROBATE OFFICE.
 13. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE, AS SET OUT IN AND AS REFERENCED IN DEED RECORDED IN INST. NO. 2000-41909 IN PROBATE OFFICE.

\$-0- 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.

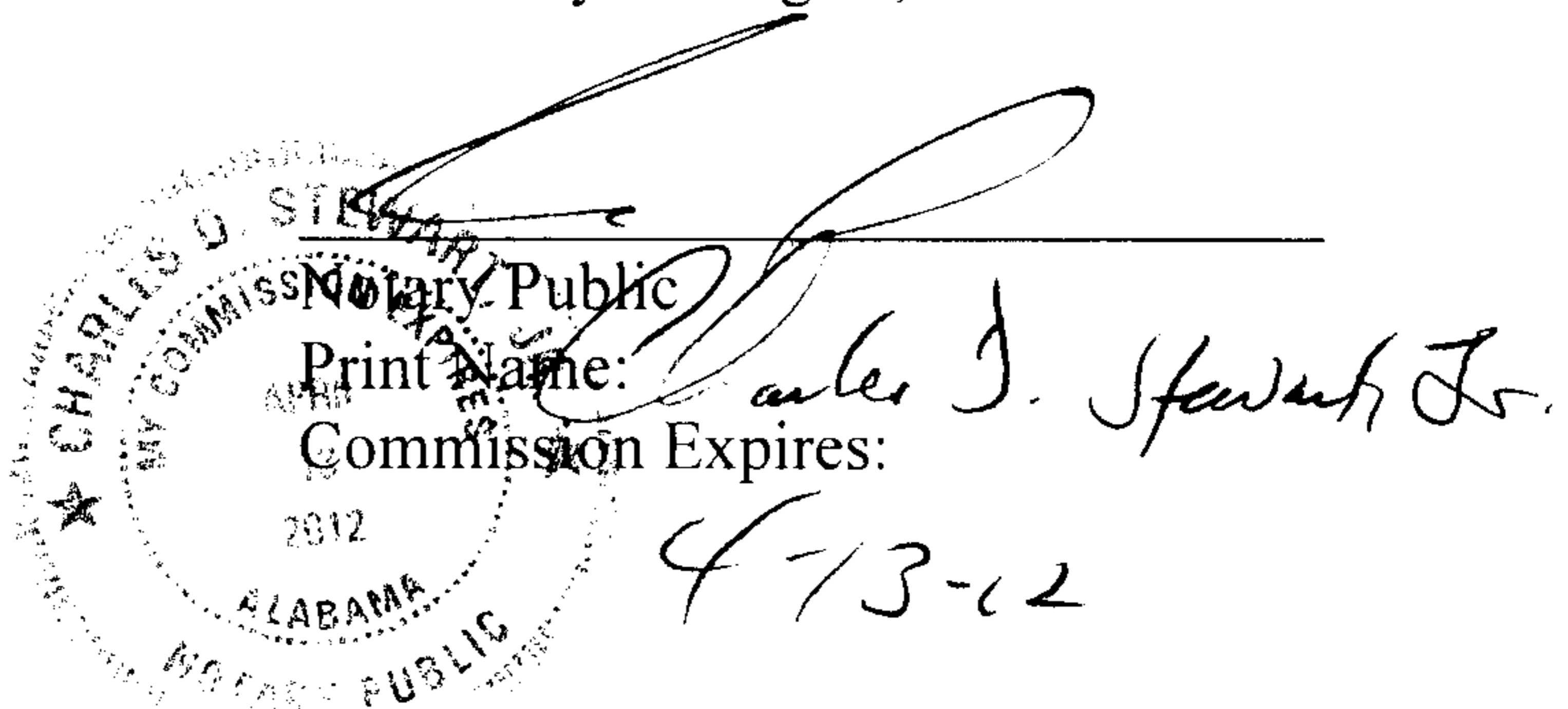
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11th day of August, 2010.


WILLIAM P. HOLMES
ELIZABETH U. HOLMES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P. HOLMES and ELIZABETH U. HOLMES, 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 11th day of August, 2010.


Charles D. Stewart Jr.
4-73-12