

Send tax notice to:

SAM M. HARRELL  
3119 HIGHLAND LAKES ROAD  
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

2010366

Shelby County, AL 09/10/2010  
State of Alabama  
Deed Tax : \$387.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Seven Thousand and 00/100 Dollars (\$387,000.00) in hand paid to the undersigned, DON MAYNARD and KATHRYN MAYNARD, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by SAM M. HARRELL and BONNIE K. HARRELL (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 839, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 8TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 23, PAGE 145, IN THE PROBATE OFFICE 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 HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 8TH SECTOR, RECORDED AS INSTRUMENT #1998-15147, 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, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP, INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1994-7111 AND AMENDED IN INSTRUMENT #1996-17543 AND INSTRUMENT #1998-15147.
4. CABLE AGREEMENT IN INSTRUMENT #1997-33476.
5. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD, AS RECORDED IN INSTRUMENT #1997-4027 AND INSTRUMENT #1995-4305.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 81, PAGE 417.
7. LAKE EASEMENT AGREEMENT IN INSTRUMENT #1993-15705.

8. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN INSTRUMENT 31994-19422.
9. AGREEMENT, COVENANTS, SET BACK LINES AND RELEASE OF DAMAGES IN INSTRUMENT #2000-19432.
10. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
11. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 196, PAGE 246.
12. EASEMENT FOR INGRESS AND EGRESS IN INSTRUMENT #1993-15704.

\$ -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 3rd day of September, 2010.

  
DON MAYNARD

  
KATHRYN MAYNARD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON MAYNARD and KATHRYN MAYNARD, 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 3rd day of September, 2010.

