

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
William H. Proctor  
William Brian Proctor

2019 Knollwood Pl  
Birmingham AL 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred thirty thousand nine hundred and 00/100 Dollars (\$330,900.00) to the undersigned, BAC Home Loans Servicing LP fka Countrywide Home Loans Servicing LP, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William H. Proctor, and William Brian Proctor, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1423, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area 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 Inst. #1996-17543 and amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded as Instrument No. 20021101000539740 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. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. 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 further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 14th Sector, recorded as Instrument #20021101000539740, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



4. Mineral and mining rights excepted.
5. Public utility easements as shown by recorded plat, including any tree buffer line as shown on recorded plat.
6. Restrictions, covenants and conditions as set out in instruments recorded as Inst. #1994-7111, Inst. #1996-17543 and Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, along with Highland Lakes Residential Association, Inc. recorded as Inst. #9402/3947 in the Probate Office of Jefferson County, Alabama.
7. Declaration of Covenants, Conditions and Restrictions for Highland Lanes, a Residential Subdivision, 14th Sector, as recorded as Instrument 20021101000239740 in said Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 30, Page 74 A & B, in said Probate Office.
9. Right of Way granted to Birmingham Water and Sewer Board by instruments recorded in Inst. No. 1997-4027; Inst. No. 1996-25667 and Inst. No. 2000-12490, in the Probate Office.
10. Release of damages as set out in Inst. #1999-40619, in said Probate Office.
11. 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 the Probate Office.
12. Lake Easement Agreement executed by Highland lake Properties, Ltd. and Highland Lake Development, Ltd, providing for easements, use-by-others, and maintenance of lake Property described within Instrument #1993-15705 in said Probate Office.
13. Easements 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 in said Probate Office.
14. Agreement for cable as set out in Inst. #1997-33476 in the Probate Office.
15. Easement to Alabama Power Company by instrument recorded in Inst. #2001-22920 in the Probate Office.
16. Restrictive Covenant and Distribution Easement to Alabama Power Company as set out in Inst. No. 2001-22920 in the Probate Office.
17. Building set back lines and easements as shown by recorded plat.
18. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100510000146220, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
30th day of September, 2010.

BAC Home Loans Servicing LP fka Countrywide Home  
Loans Servicing LP

By: Lisa Grover  
Lisa Grover  
Its Assistant Secretary

STATE OF AZ

COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Lisa Grover, whose name as Assistant Secretary of BAC  
Home Loans Servicing LP fka Countrywide Home Loans Servicing LP, a corporation, is signed  
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that,  
being informed of the contents of the conveyance, he/she, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of September, 2010.

Alexandra Paugh  
NOTARY PUBLIC Alexandra Paugh  
My Commission expires: 3/20/2012  
AFFIX SEAL

2010-003081

Shelby County, AL 10/06/2010

State of Alabama

Deed Tax : \$331.00

