

Send tax notice to:

David E. Sharpe, II  
1050 Highland Park Place  
Birmingham, AL 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2011081322

Shelby County, AL 09/26/2011  
State of Alabama  
Deed Tax: \$200.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Five Thousand and no/100 Dollars (\$ 405,000.00), in hand paid to the undersigned, Cannon P. Prickett, and wife, Kristin G. Prickett, (hereinafter referred to as Grantor, whether one or more) by David E. Sharpe, II, and Carol D. Sharpe, (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 2023, according to the Map of Highland Lakes, 20th Sector Phase II, an Eddleman Community, as recorded in Map Book 33, page 104, 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 Inst. #1994-07111 and amended in Inst. #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, 20th Sector, Phase II recorded as Inst. #20040728000419410, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

SUBJECT TO:

General and special taxes or assessments for 2011 and subsequent years not yet due and payable.

Utility easements as shown by recorded plat, including 10 feet along rear.

Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Inst. #1994-07111 and amended in Inst. #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, 20th Sector, Phase II recorded as Inst. #20040728000419410, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded as Inst. #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

Restrictions, limitations and conditions as set out in Map Book 33, page 104, in said Probate Office.

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 Inst. #1999-40620, in Probate Office.

Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:

i. As per plot plan which must be approved by the ARC

Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lake's Development, Ltd., providing for easements, use by others and maintenance of Lake property as shown by instrument recorded in Inst. #1993-15705, in the Probate Office.

Easement for ingress and egress to serve Highland lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., as shown by instrument recorded in Inst. #1993-15704, in said Probate Office.


Cable Agreement as set out in Inst. #1997-19422, in said Probate Office.

\$ 205,000.00 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 have 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this 19th day of September, 2011.

  
Cannon P. Prickett

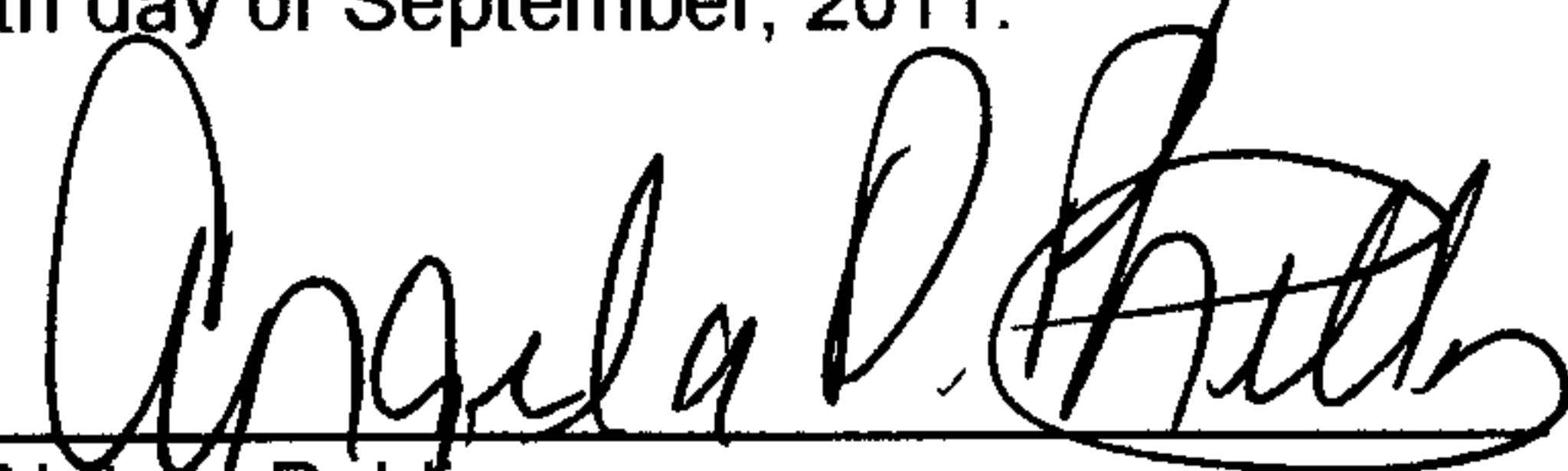
  
Kristin G. Prickett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cannon P. Prickett and Kristin G. Prickett, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of September, 2011.



  
Notary Public  
Print Name: Angela D. Phillips  
My Commission Expires: 01/12/2012