

Send tax notice to:

TYLER F. WATTS
1091 ASHFORD LANE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

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

2011441

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax: \$73.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand Six Hundred Fifty-Five and 00/100 Dollars (\$365,655.00) in hand paid to the undersigned, DONALD G. HAYNES and SUSAN L. HAYNES, HUSBAND AND WIFE (hereinafter referred to as "Grantors") by TYLER F. WATTS and JANA B. WATTS, HUSBAND AND WIFE (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 SURVEY OF BROOK HIGHLAND, 11TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 22, PAGE 36, A&B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECODED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN REAL VOLUME 360, PAGE 394; REAL VOLUME 353, PAGE 969; REAL VOLUME 364, PAGE 399, INSTRUMENT NO. 1993-1877; INSTRUMENT 1993-18798; INSTRUMENT NO. 1993-31073; REAL VOLUME 377, PAGE 433; INSTRUMENT NO. 1994-6901; INSTRUMENT NO. 1997-6062; INSTRUMENT NO. 1997-34700 AND INSTRUMENT NO. 1998-19414, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED ALABAMA POWER COMPANY BY INSTRUMENTS RECORDED IN BOOK 207, PAGE 380 AND BOOK 377, PAGE 433 IN SAID PROBATE OFFICE.
5. 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 32, PAGE 48 AND DEED BOOK 121, PAGE 294, IN SAID PROBATE OFFICE.
6. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR BOOK HIGHLANDS, AS RECORDED IN BOOK 194 PAGE 254, ALONG WITH ARTICLES OF INCORPORATION OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC. AS RECORDED IN REAL 194, PAGE 281 AND BY-LAWS OF BROOK HIGHLAND HOMEOWNER'S ASSOCIATION, INC. AS RECORDED IN REAL 194, PAGE 287, AND AMENDED IN REAL 228, PAGE 882, REAL 228 PAGE 886, REAL 255, PAGE 131, REAL 263, PAGE 604, REAL 311, PAGE 78, SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLANDS, AN EDDLEMAN COMMUNITY, 11TH SECTOR, AS RECORDED IN INSTRUMENT NO.



1995-01043 AND SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS OF BROOK HIGHLAND, AN EDDLEMAND COMMUNITY, 11TH SECTOR, AS RECORDED IN INSTRUEMNT NO. 1997-06062, IN SAID PROBATE OFFICE.

7. DECLARATION OF PROTECTIVE COVENANTS FOR THE WATESHED PROPERTY AS RECORDED IN BOOK 194, PAGE 54, IN SAID PROBATE OFFICE, ALONG WITH DECLARATION OF EASEMENT AND RESTRICTIVE COVENANTS FOR LAKE USE, INCLUDING BUT NOT LIMITED TO THE RIGHT TO LIEN FOR ASSESSMENTS, AS RECORDED IN INSTRUMENT NO. 1992-20483, IN SAID PROBATE OFFICE.
8. NON- EXCLUSIVE EASEMENT AND AGREEMENT BETWEEN EDDLEMAN & ASSOICATES AND THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN BOOK 194, PAGE 20 AND BOOK 194, PAGE 43, IN SAID PROBATE OFFICE.
9. EASEMENT AND AGREEMENT AS SET OUT IN BOOK 194, PAGE 1 AND BOOK 194, PAGE 40 IN SAID PROBATE OFFICE.
10. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 125, PAGE 249 AND BOOK 199, PAGE 18, IN SAID PROBATE OFFICE.
11. NOTICE TO THE INSURED IS HEREBY GIVEN THAT THE RECORDED SUBDIVISION MAP(S), AS RECORDED IN MAP BOOK 18, PAGE 52 A&B AND MAP BOOK 18 PAGE 150, CONTAINS ON THE FACE OF SAME A STATEMENT PERTAINING TO NATURAL LIME SINKS.
12. EASEMENT FOR SANITARY SEWER LINES AND WATER LINES AS RECORDED AS INSTRUMENT NO. 1994-37062 THROUGH 1994-37064, ALONG WITH DEED AND BILL OF SALE RECORDED IN INSTRUMENT NO. 1994-37059 THROUGH 1994-37061, IN SAID PROBATE OFFICE.
13. RELEASE OF DAMAGES AS SET OUT IN DEED RECORDED IN BOOK 363, PAGE 434, AND BOOK 363, PAGE 437, IN SAID PROBATE OFFICE.
14. RESTRICTIVE COVENANTS AS RECORDED IN BOOK 364, PAGE 399, IN SAID PROBATE OFFICE.
15. DRAINAGE AGREEMENT RECORDED IN REAL 125, PAGE 238, IN SAID PROBATE OFFICE.
16. RESTRICTIVE COVENANTS WITH REGARD TO ALABAMA POWER COMPANY RECORDED IN REAL 181, PAGE 995, IN SAID PROBATE OFFICE.
17. COVENANTS RELEASING PREDECESSORS IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROERTY, AS SHOWN BY SURVEY OF SUBDIVISION, RECORDED IN MAP BOOK 12 PAGE 62 A&B, MAP BOOK 12, PAGE 63 A&B, MAP BOOK 12, PAGE 64 A&B, MAP BOOK 13, PAGE 36 MAP BOOK 13, PAGE 99 A&B, MAP BOOK 14, PAGE 71, MAP BOOK 14, PAGE 83 A&B, MAP BOOK 15, PAGE 50 A&B, MAP BOOK 18, PAGE 52 A&B AND MAP BOOK 18, PAGE 150, IN SAID PROBATE OFFICE.

\$292,524.00 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.



20111206000367130 3/3 \$91.50
Shelby Cnty Judge of Probate, AL
12/06/2011 10:35:26 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 14th day of November, 2011.


DONALD G. HAYNES

SUSAN L. HAYNES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that DONALD G. HAYNES and SUSAN L. HAYNES, 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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of November, 2011.

