

Send tax notice to:

WILLIAM B. PROCTOR
2019 KNOLLWOOD PLACE
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

2012156

WARRANTY DEED

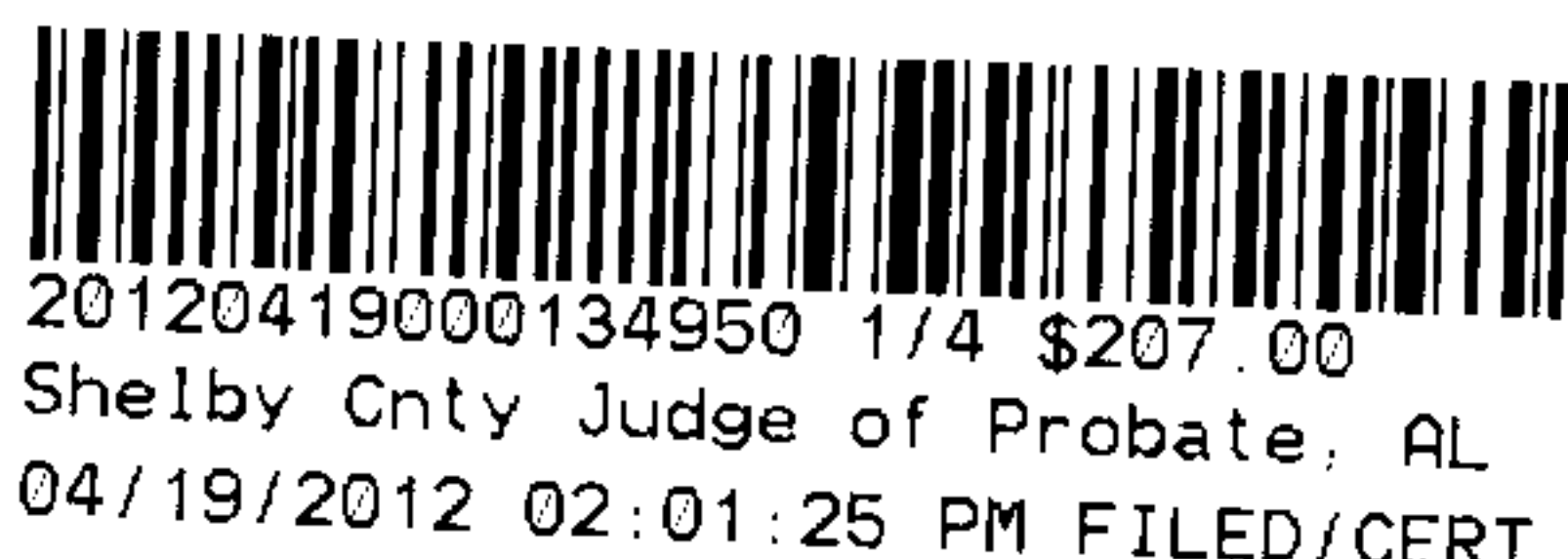
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 Dollars (\$185,000.00) in hand paid to the undersigned, WILLIAM H. PROCTOR, A MARRIED MAN and WILLIAM BRIAN PROCTOR and wife, CASE A. PROCTOR (hereinafter referred to as "Grantors") by WILLIAM BRIAN PROCTOR and wife, CASEY A. PROCTOR (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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 30, PAGE 74, A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 15 FEET ALONG THE REAR OF PROPERTY.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENTS RECORDED AS INST. #1994-7111, INST. #1996-17543, INST. #1999-31095, IN 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.
5. EASEMENT(S) GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INST. #2001-22920, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIVE COVENANT AND DISTRIBUTION EASEMENT TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 2001-22920, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. 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 OF SHELBY COUNTY, ALABAMA.
8. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, AS 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,




Shelby County, AL 04/19/2012
State of Alabama
Deed Tax: \$185.00

ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION")

9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, AS RESIDENTIAL SUBDIVISION, 14TH SECTOR, AS RECORDED IN INSTRUMENT #20021101000239740 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER AND SEWER BOARD BY INSTRUMENTS RECORDED IN INST. NO. 1997-4027; INST. NO. 1996-85667 AND INST. NO. 2000-12490, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RELEASE OF DAMAGES AS SET OUT IN INST. #1999-40619, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
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.
13. EASEMENTS FOR INGRESS AND EGRESS O SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD., TO HIGHLAND LAKES PROPERTIES, LTD., RECORDED IN INSTRUMENT #1993-15704, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. AGREEMENT FOR CABLE AS SET OUT IN INST. #1997-33476, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

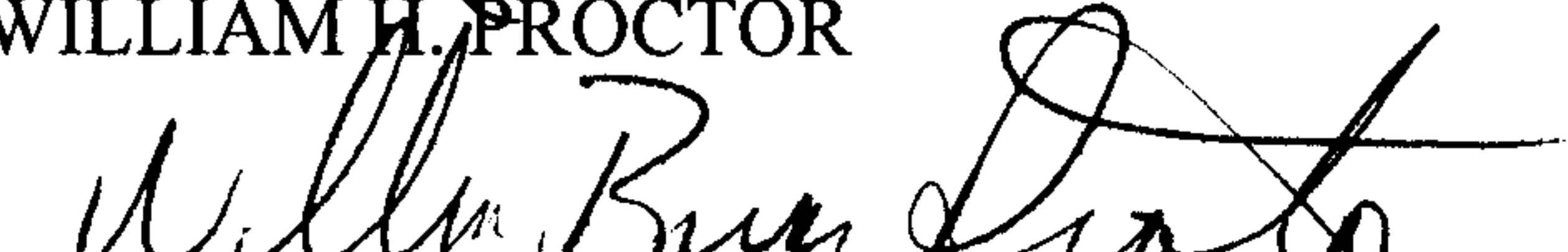
THIS PROPERTY IS NOT THE HOMESTEAD OF WILLIAM B. PROCTOR OR HIS SPOUSE AS DEFINED BY THE CODE OF ALABAMA.


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.


20120419000134950 2/4 \$207.00
Shelby Cnty Judge of Probate, AL
04/19/2012 02:01:25 PM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 6th day of April, 2012.


WILLIAM H. PROCTOR

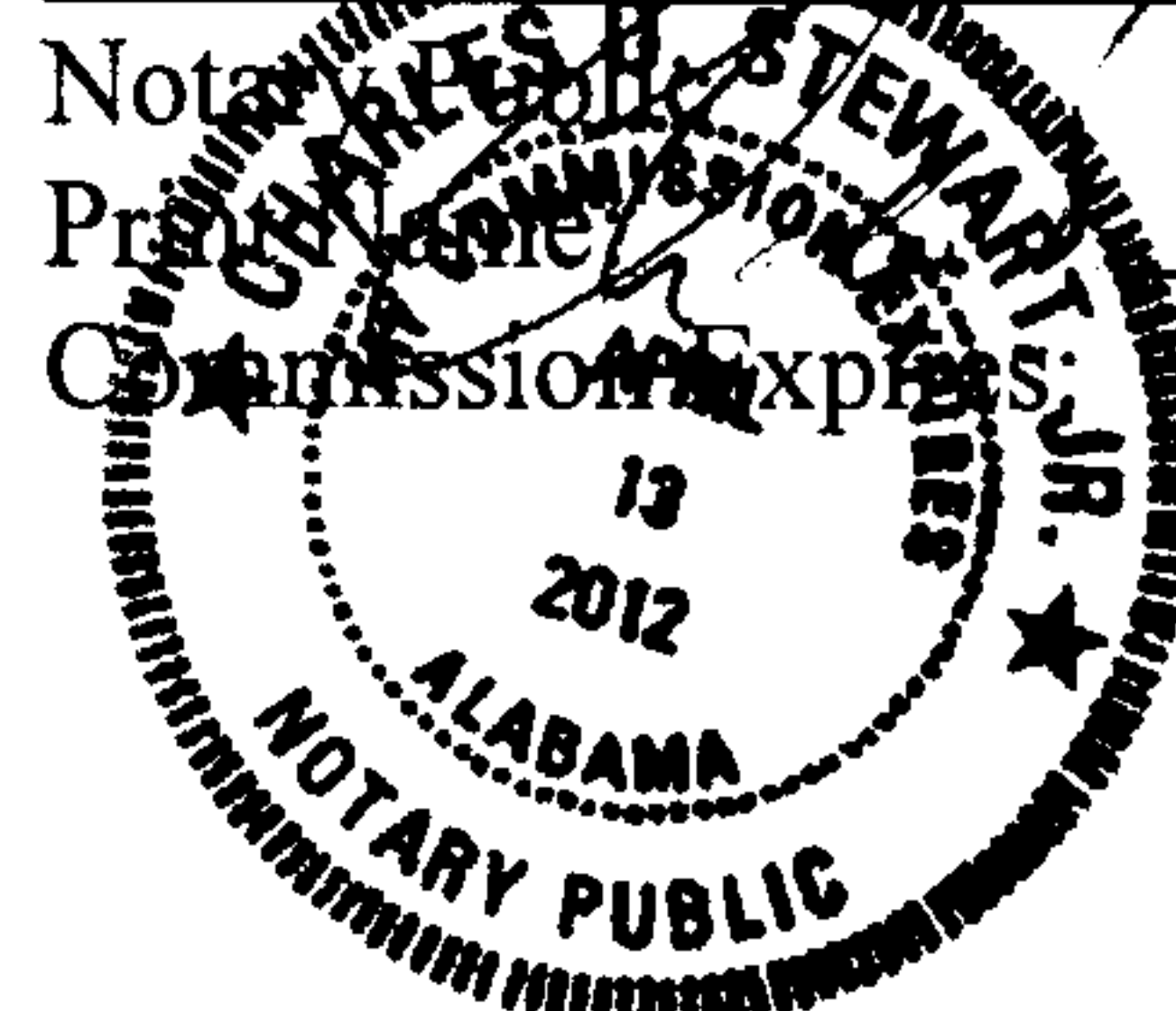

WILLIAM BRIAN PROCTOR



CASEY A. PROCTOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILLIAM H. PROCTOR, WILLIAM BRIAN PROCTOR AND CASEY A.
PROCTOR, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2012.




4-13-12



20120419000134950 3/4 \$207.00
Shelby Cnty Judge of Probate, AL
04/19/2012 02:01:25 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1423, according to the Map of Highland Lakes, 14th Sector, and 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.")

