

Send tax notice to:

JOHN C. STEWART
2045 GROVE PARKWAY
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

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of TWO HUNDRED FIFTY FIVE THOUSAND and NO/100 (\$255,000.00) in hand paid to the undersigned, TRUSTMARK NATIONAL BANK (hereinafter referred to as "Grantor") by JOHN C. STEWART and CHRISTINA G. STEWART (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as Joint Tenants with Rights of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1146, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C & D, IN THE PROBATE OFFICE OF 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 IN INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17543 AND FURTHER AMENDED IN INSTRUMENT #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 11TH SECTOR, RECORDED AS INSTRUMENT #2000-41316 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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.


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6. TAXES, SPECIAL ASSESSMENTS, AND DUES WHICH ARE NOT SHOWN AS EXISTING LIENS BY PUBLIC RECORDS.
7. ANY REAPPRAISAL, ADJUSTMENT, AND/OR ESCAPE TAXES WHICH MAY BECOME DUE BY VIRTUE OF ANY ACTION OF THE TAX ASSESSOR, TAX COLLECTOR, OR THE BOARD OF EQUALIZATION.
8. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF HIGHLAND LAKES 11TH SECTOR, AN EDDLEMAN COMMUNITY, RECORDED IN MB 27, PAGE 84 A, B, C & D IN THE OFFICE OF THE JUDGE OF PROBATE.
9. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES.
10. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISIO, 11TH SECTOR, AS RECORDED IN INSTRUMENT #2000-41316.
11. ANY PRIOR RESERVATION OR COVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCOLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
12. CABLE AGREEMENT.
13. RIGHT OF WAY TO BIRMINGHAM WATER & SEWER BOARD.
14. LAKE EASEMENT AGREEMENT AS RECORDED.
15. EASEMENT FOR INGRESS/EGRESS AS RECORDED.
16. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1999-40619.
17. ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALLL PERSONS ENTITLE TO REDEEM THE LAND FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCE BY FORECLOSURE DEED DATED JANUARY 11, 2012.


\$\$155,000.00 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. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, said Grantor, has hereunto set their hand and seal this the 27 day of MARCH, 2012.

TRUSTMARK NATIONAL BANK



BY: JOE L. LANE
ITS: VICE-PRESIDENT


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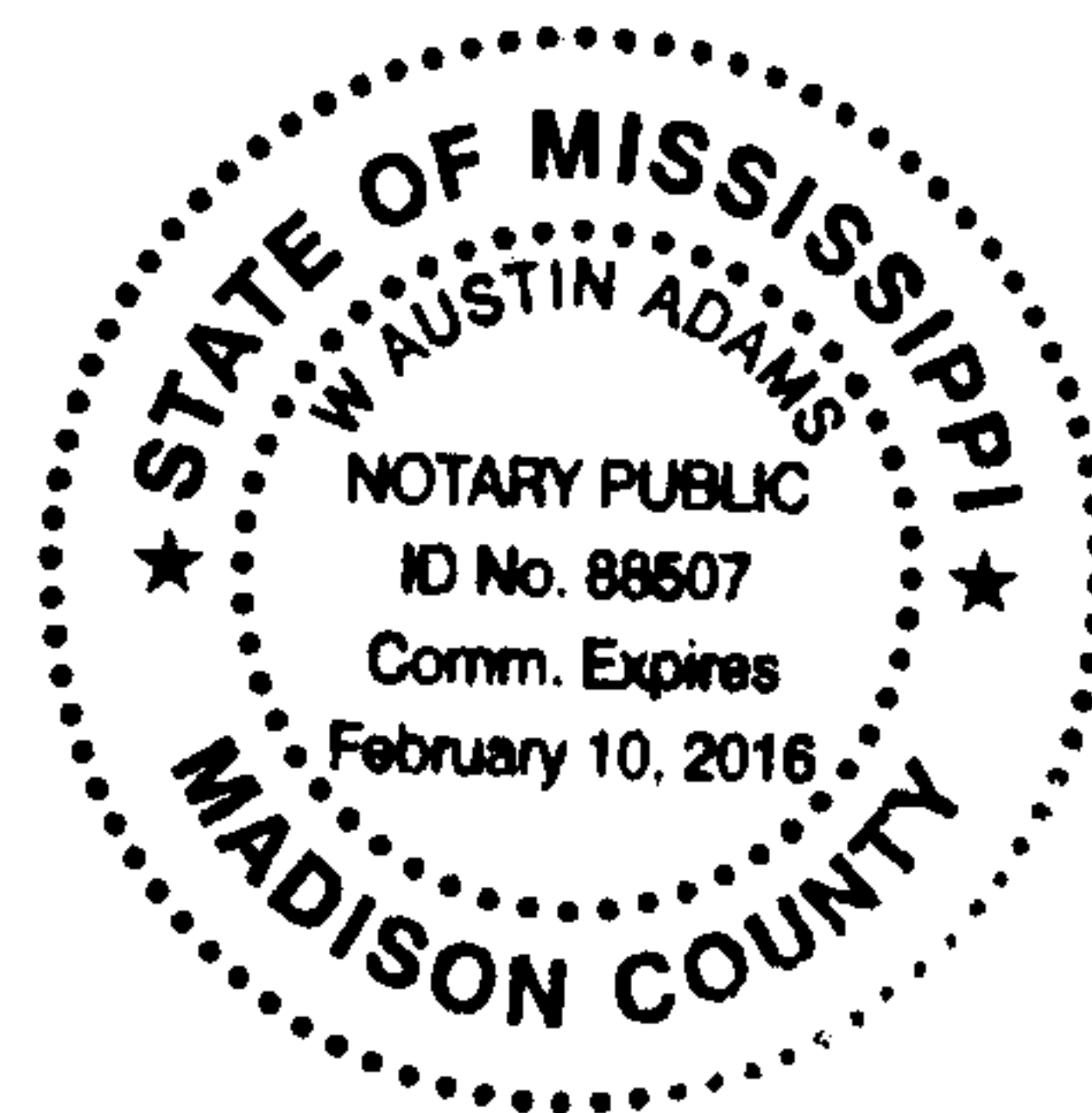
STATE OF MS
COUNTY OF Madison


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOE L. LANE, whose name as Vice-President of Trustmark National Bank, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the said of said Bank, given under my hand on the day the same bears date.

Given under my hand and official seal this the 27 day of MARCH, 2012.



Notary Public
Print Name:
Commission Expires: 2-10-16




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Shelby County, AL 04/19/2012
State of Alabama
Deed Tax: \$100.00