


After recording return to:
William H. Halbrooks
#1 Independence Plaza, Suite 704
Birmingham, AL 35209


20120726000269010 1/3 \$76.50
Shelby Cnty Judge of Probate, AL
07/26/2012 10:07:25 AM FILED/CERT

FRS File No.: 685003

Customer File No.: 2012-01403

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Ninety-two Thousand and no/100-----(\$292,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Samuel L. Boroughs and Kimberly Boroughs, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

of
Matthew D. Hutcheson

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

Subject to: current taxes, easements and restrictions of record.

For ad valorem tax appraisal purposes only, the address of the property is 154 Salisbury Lane, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 233,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 8th day of February, 2012.

Samuel L. Boroughs (Seal)
Samuel L. Boroughs

Kimberly Boroughs (Seal)
Kimberly Boroughs

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Samuel L. Boroughs married (fill in marital status) whose name 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of February, 2012.

Margaret Rustopher (Seal)
Notary Public

May 9, 2014
My Commission Expires

THE STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kimberly Boroughs married (fill in marital status) whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of February, 2012.

Margaret Rustopher (Seal)
Notary Public

May 9, 2014
My Commission Expires

This document prepared by: Carol Gomez, Title Processing Specialist, 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024



20120726000269010 2/3 \$76.50
Shelby Cnty Judge of Probate, AL
07/26/2012 10:07:25 AM FILED/CERT

EXHIBIT A

Lot 2147, according to the Survey of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, page 6A and B, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, restrictions and rights of way of record.

TOGETHER WITH non-exclusive 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 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, 21st Sector, Phase I & II, recorded as Instrument 20020716000332740 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



20120726000269010 3/3 \$76.50
Shelby Cnty Judge of Probate, AL
07/26/2012 10:07:25 AM FILED/CERT

Shelby County, AL 07/26/2012
State of Alabama
Deed Tax: \$58.50