

Send tax notice to:

CHRISTOPHER B. TANNER
112 AUSTIN CIRCLE
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

2012516



20121105000424120 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
11/05/2012 12:58:07 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) in hand paid to the undersigned, ROBERT S. McKEAN, JR. and BRANDI P. McKEAN, HUSBAND AND WIFE, (hereinafter referred to as "Grantors") by CHRISTOPHER B. TANNER and ELIZABETH W. TANNER, 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 2704, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 27TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 32, PAGE 20, IN THE 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 AS INSTRUMENT # 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, 27TH SECTOR, RECORDED AS INSTRUMENT NO. 20031010000683520 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. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. SUCH STATE OF FACTS AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN PLAT BOOK 32, PAGE 20.
3. 20 FOOT EASMENT AS SHOWN ON RECORDED MAP BOOK 32, PAGE 20.
4. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE PRIVATE ROADWAYS, ETC. OF THE DEVELOPMENT; ALL OF SAID COVENANTS, RESTRICTIONS AND CONDITIONS BEING SET OUT IN INSTRUMENT RECORDED AS INSTRUMENT 1994-7111, AMENDED IN INSTRUMENT 1996-17543 AND FURTHER AMENDED IN INSTRUMENT 1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALONG WITH THE ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. AS

Shelby County, AL 11/05/2012
State of Alabama
Deed Tax: \$70.00

- RECORDED AS INSTRUMENT 9402/3947, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 27TH SECTOR, RECORDED IN INSTRUMENT 20031010000683520.
 6. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD AS RECORDED IN INSTRUMENT 20030116000032590; INSTRUMENT 1998-34387; INSTRUMENT 1995-34035 AND INSTRUMENT 2001-49794.
 7. SHELBY CABLE AGREEMENT AS SET OUT IN INSTRUMENT 1997-33476.
 8. 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 IN SAID PROBATE OFFICE.
 9. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD, TO HIGHLAND LAKES PROPERTIES, LTD, AS RECORDED IN INSTRUMENT #1993-15704 IN SAID PROBATE OFFICE.
 10. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 2003101000683540.

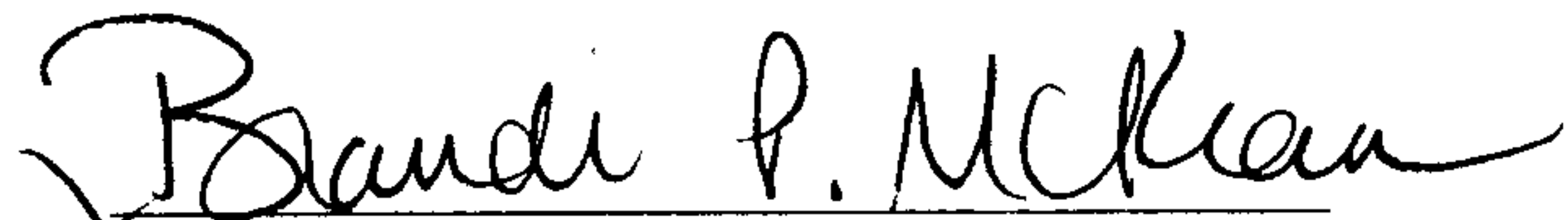
\$280,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 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.


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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 19th day of October, 2012.


ROBERT S. McKEAN, JR.


BRANDI P. McKEAN


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that ROBERT S. McKEAN, JR. and BRANDI P. McKEAN, whose names are
signed to the foregoing instrument, and who are 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 19th day of October, 2012.


Paula J. Stewart, Jr.
Commission Expires: 4-30-16




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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert S McKee Grantee's Name Christopher B Tanner
 Mailing Address Brandi P McKee Mailing Address Elizabeth W. Tanner
927 Liberty Road 112 Austin Circle
B'ham AL 35242 B'ham AL 35242

Property Address 112 Austin Circle Date of Sale 10-19-12
B'ham AL 35242 Total Purchase Price \$ 330,000
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

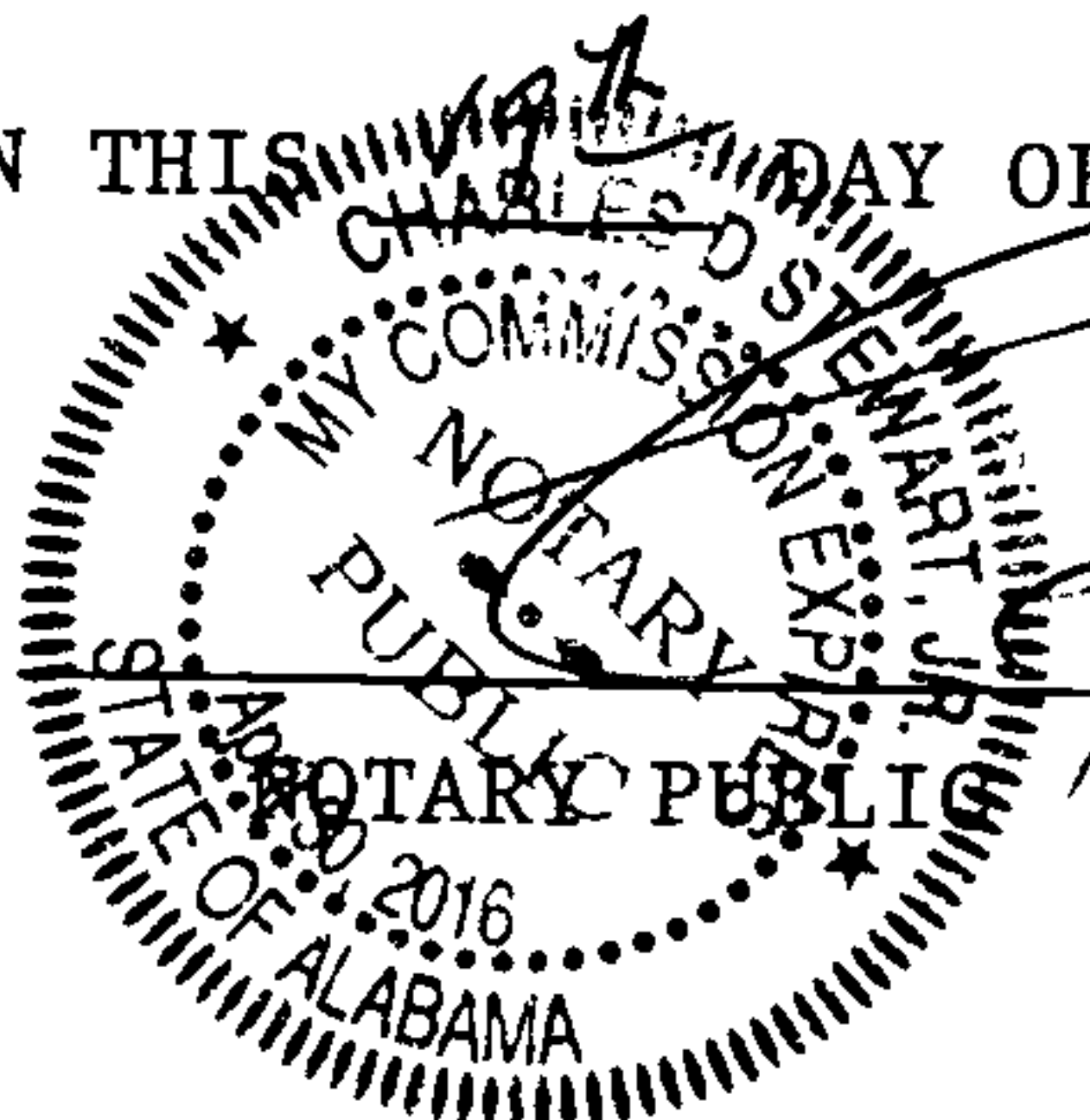
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-19-12 Print Christopher B. Tanner
 Unattested Sign Christopher B. Tanner
 (verified by) (Grantor/Grantee/Owner/Agent) circle one
 Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19th DAY OF October, 2012.



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