

20130107000009330 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/07/2013 12:21:43 PM FILED/CERT

When recorded, please return to:
Michael B. Bach
DeHaan & Bach, LPA
25 Whitney Drive, Suite 106
Milford, Ohio 45150
(513) 489-7522

RELEASE OF VERIFIED STATEMENT OF LIEN

STATE OF OHIO)
)ss.
COUNTY OF CLERMONT)

I, Michael B. Bach, of Milford, Ohio, do hereby certify that I am the Authorized Agent for Akzo Nobel Paints, LLC dba Glidden Professional, and that the Verified Statement of Lien filed upon the premises of David D. Fowler and Martha N. Fowler, Owner, on behalf of Akzo Nobel Paints, LLC dba Glidden Professional, with the Probate Office of Shelby County, Alabama, on December 17, 2012, and recorded as Document #20121217000480270, should be released, and the Probate Office is authorized to discharge the same of record. The property to be released is known as 1099 Dunnavant Place, Birmingham, Shelby County, Alabama and is more particularly described in attached Exhibit "A".

Witness:

Carolyn A Renner

AKZO NOBEL PAINTS, LLC
DBA GLIDDEN PROFESSIONAL,

By: Michael B. Bach
Michael B. Bach, Its Authorized Agent
DeHaan & Bach, LPA
25 Whitney Drive, Suite 106
Milford, Ohio 45150
(513) 489-7522
File #400-24297



Sworn to before me and subscribed in my presence this 3RD day of January, 2013.
CAROLYN A. RENNER
Notary Public, State of Ohio
My Commission Expires
May 22, 2017
Carolyn A Renner
Notary Public

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
David D. Fowler and Martha N. Fowler
1099 Dunnavant Place
Birmingham, Alabama 35242

20130107000009330 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
COUNTY OF SHELBY)

20070316000120890 1/3 \$320.00
Shelby Cnty Judge of Probate, AL
03/16/2007 02:40:52PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED TWO THOUSAND NINE HUNDRED DOLLARS AND 00/100-----DOLLARS (\$302,900.00) to the undersigned grantor, DUNNAVANT PLACE, LLC., an Alabama Limited Liability Company (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said DUNNAVANT PLACE, LLC, an Alabama Limited Liability Company, does by these presents, grant, bargain, sell and convey unto DAVID D. FOWLER and MARTHA N. FOWLER (hereinafter referred to as "Grantee", whether one or more) as joint tenants with rights of survivorship, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 2577, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, 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 Instrument No. 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, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration"). Mineral and mining rights excepted.

EXHIBIT

A

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2007, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Easements as per plat.
- (3) Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
- (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 #1994-07111, amended in Instrument #1996-17543 and further amended in Inst. #1999-31095, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as 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, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama.
- (6) Subdivision restrictions, limitations and conditions as set out in Map Book 36, Page 41, in said Probate Office.
- (7) Title to all minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 28, Page 237; Instrument No. 1998-7776; Instrument No. 1998-7777 and Instrument No. 1998-7778, in said Probate Office.
- (8) Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:
 - (a) As per plot plan which must be approved by the ARC;
- (9) Right of way to Birmingham Water and Sewer Board as recorded in Instrument No. 1997-4027 and Instrument No. 1996-25667, in the said Probate Office.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 03/16/2007
State of Alabama
Deed Tax: \$303.00