

Name **Chester Thomas Crooks, III**

Address 1229 Highland Trail  
Birmingham, AL 35242

20130211000058770 1/4 \$208.50  
Shelby Cnty Judge of Probate, AL  
02/11/2013 11:39:25 AM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – MAGIC CITY TITLE COMPANY,  
INC., BIRMINGHAM, ALABAMA**

G. DuWane Hooper and wife, Myra L. Hooper

Shelby County, AL 02/11/2013  
State of Alabama  
Deed Tax: \$187.50

Chester Thomas Crooks, III and Barbara Kaye Crooks

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

## MINERALS AND MINING RIGHTS EXCEPTED

**SUBJECT TO TAXES FOR 2013**

SUBJECT TO ITEMS ON ATTACHED EXHIBIT "B"


TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

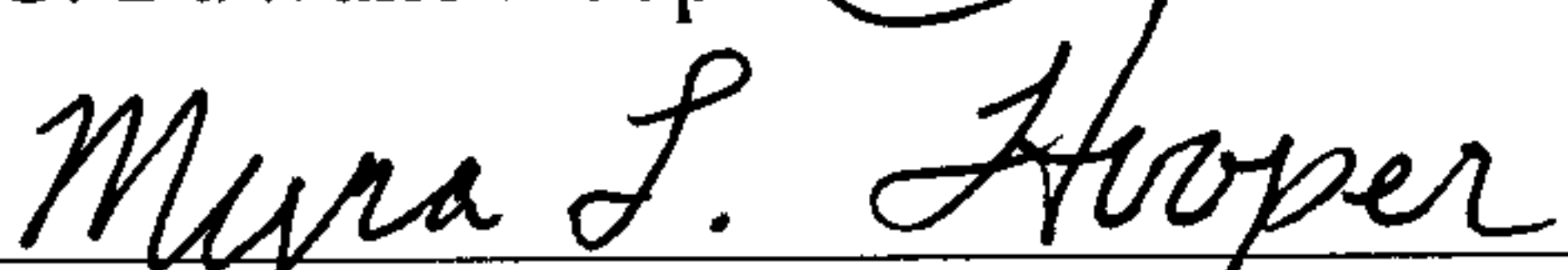
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6<sup>th</sup> day of February, 2013.

WITNESS:

WITNESS:

\_\_\_\_\_  
(Seal)  (Seal)  
G. DuWane Hooper


\_\_\_\_\_  
(Seal)  (Seal)  
Myra L. Hooper

**STATE OF ALABAMA**                 }  
**JEFFERSON COUNTY**               }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that G. DuWane Hooper and wife, Myra L. Hooper whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of February A.D., 2013.

he same bears date.  
this 6<sup>th</sup> day of February A.D., 2013.

  
\_\_\_\_\_  
Larry L. Halcomb, Notary Public

My Commission Expires January 23, 20\_\_\_\_

## EXHIBIT "A"

Lot 117, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Pages 37 A, B, C, D, E, F & G, 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 #1996-17543, Second Amendment recorded 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, 1st Sector, recorded as Instrument No. 1994-07112 in the Probate Office of Shelby County, Alabama.

All being situated in Shelby County, Alabama.



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**EXHIBIT "B"**

Easements as shown by recorded plat, including an irregular easement running through the Southwesterly side of lot and 30 foot easement for tree buffer along the southeasterly side of lot.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 111, Page 408; Book 109, Page 70; Book 149, Page 380; Book 276, Page 670; Book 173, Page 364; Book 134, Page 408; Book 133, Page 212; Book 133, Page 210 and Real Volume 31, Page 355.

Title to all minerals within and underlying the premises, together with all 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.

Restrictions, limitations and conditions as shown on recorded map(s).

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 Probate Office.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd, to Highland Lake Properties, Ltd, recorded as Instrument #1993-15704 in Probate Office.

Right of Way granted to Shelby County as recorded in Book 196, Page 246 and Real Volume 95, Page 503.

Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1994-1186.

Agreement with Alabama Power Company for underground residential distribution, as recorded in Instrument #1997-19422.

Cable Agreement recorded as Instrument #1997-33476 in the Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Instrument #1994-26994 in said Probate Office.

A 30 foot tree buffer on the Easterly side of lot as shown by Map Book 18, Pages 37A, B, C, D, E, F & G.

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; of said covenants, restrictions and conditions being set out in instrument recorded in Instrument #1994-07111 and Instrument #1994-07112; amended in Instrument # 1996-17543, Second Amendment recorded in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument #9402/3947, in the Probate Office of Jefferson County, Alabama.

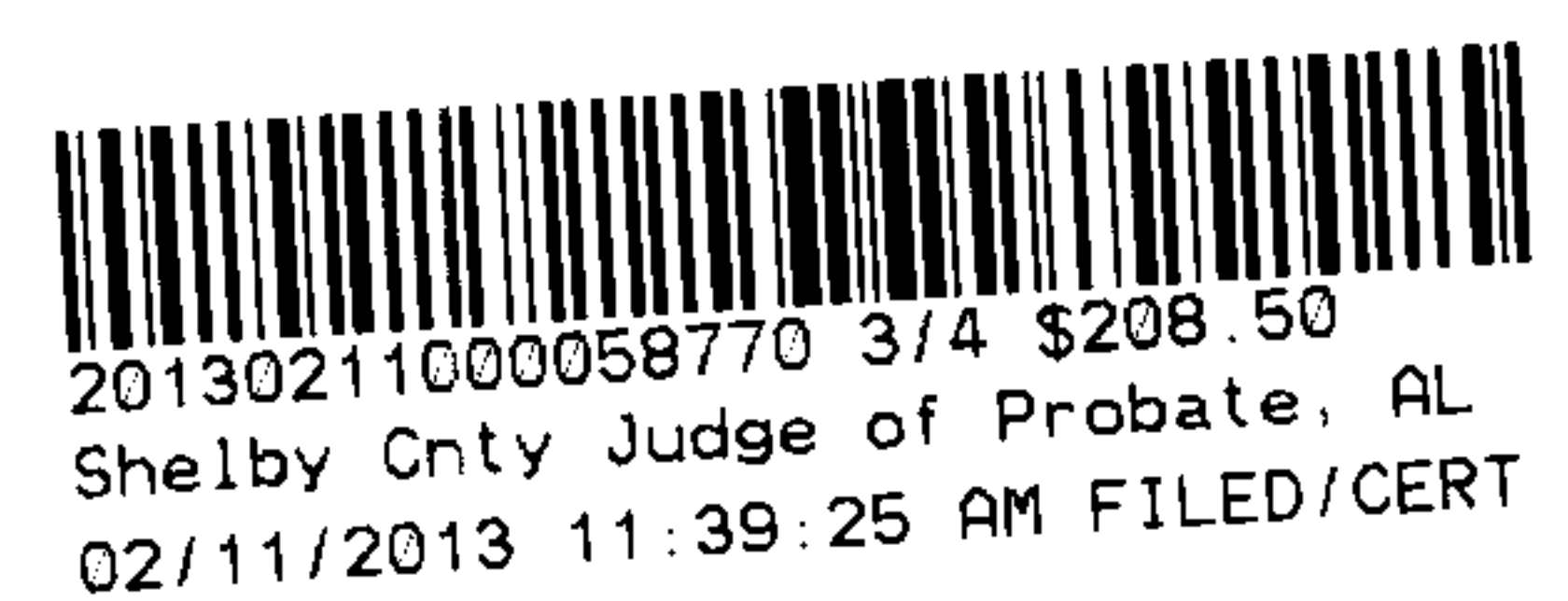
Easements and building line as shown on recorded map.

Declaration of Easement by Highland Lakes Residential Association, Inc., recorded in Instrument #1995-18135.

Restrictions, covenants and conditions appearing of record in Instrument #1994-07112. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Riparian and other rights created by the fact that the subject property fronts on Highland Lake.

Easement(s) to the Water Works and Sewer Board of the City of Birmingham recorded in Instrument # 1995-34035 and Instrument # 1997-4027.





# REAL ESTATE SALES VALIDATION FORM

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

**Grantor's Name** G. DuWane Hooper and  
Myra L. Hooper  
**Mailing Address** 1028 Highland Lakes Trail  
Birmingham, AL 35242

**Grantee's Name:** Chester Thomas Crooks, III and  
Barbara Kaye Crooks  
**Mailing Address** 1229 Highland Lakes Trail  
Birmingham, AL 35242

**Property Address** 695 Highland Lakes Cove  
Birmingham, AL 35242

**Date of Sale** February 6, 2013  
**Total Purchase Price** \$187,500.00

or

**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

☒ Sales Contract

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal

\_\_\_\_\_ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all 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: February 6, 2013

Print: Larry L. Halcomb

\_\_\_\_\_ Unattested

(Verified by)

Sign :

(Grantor/Grantee/Owner/Agent) circle one



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