

Send tax notice to:

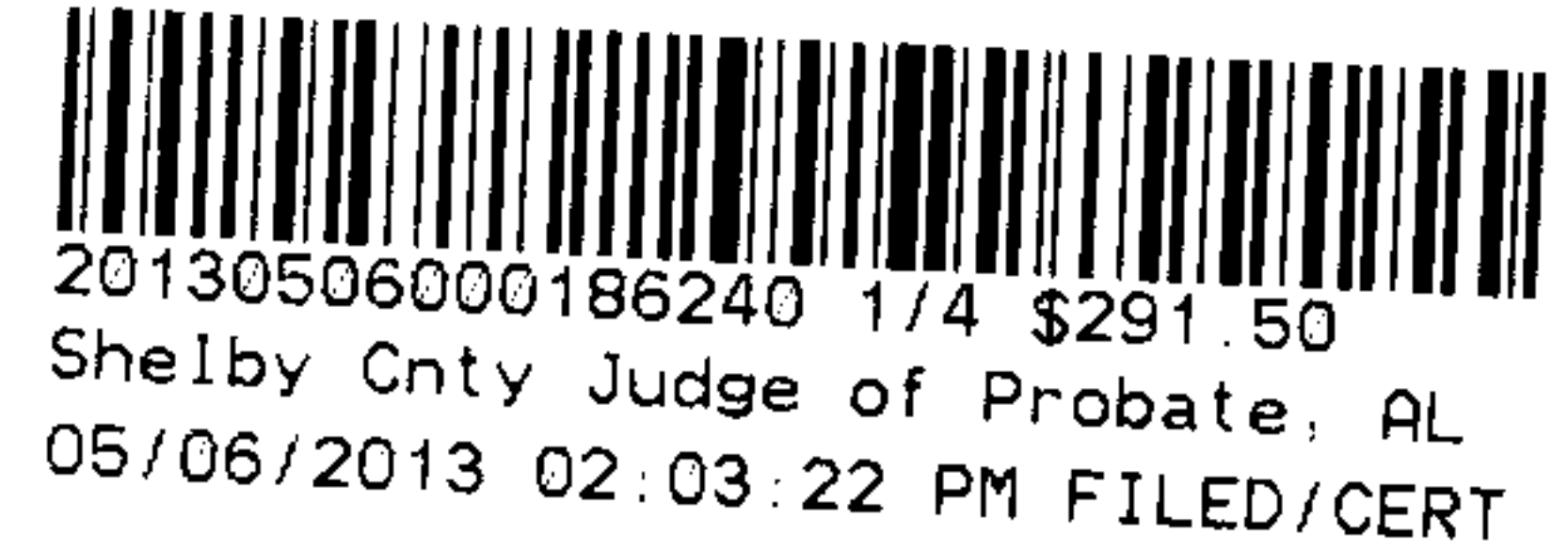
NIGEL A. HILLIER
907 HIGHLAND LAKES LANE
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013169

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Five Thousand Five Hundred and 00/100 Dollars (\$465,500.00) in hand paid to the undersigned, EDWARD C. BONA WITZ and JANE E. BONA WITZ, Husband and Wife (hereinafter referred to as "Grantors") by NIGEL A. HILLIER and TINA HILLIER (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 516, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 5TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 3 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 5TH SECTOR, PHASE II, AS RECORDED AS INSTRUMENT NO. 1994-31018 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

SUBJECT TO:

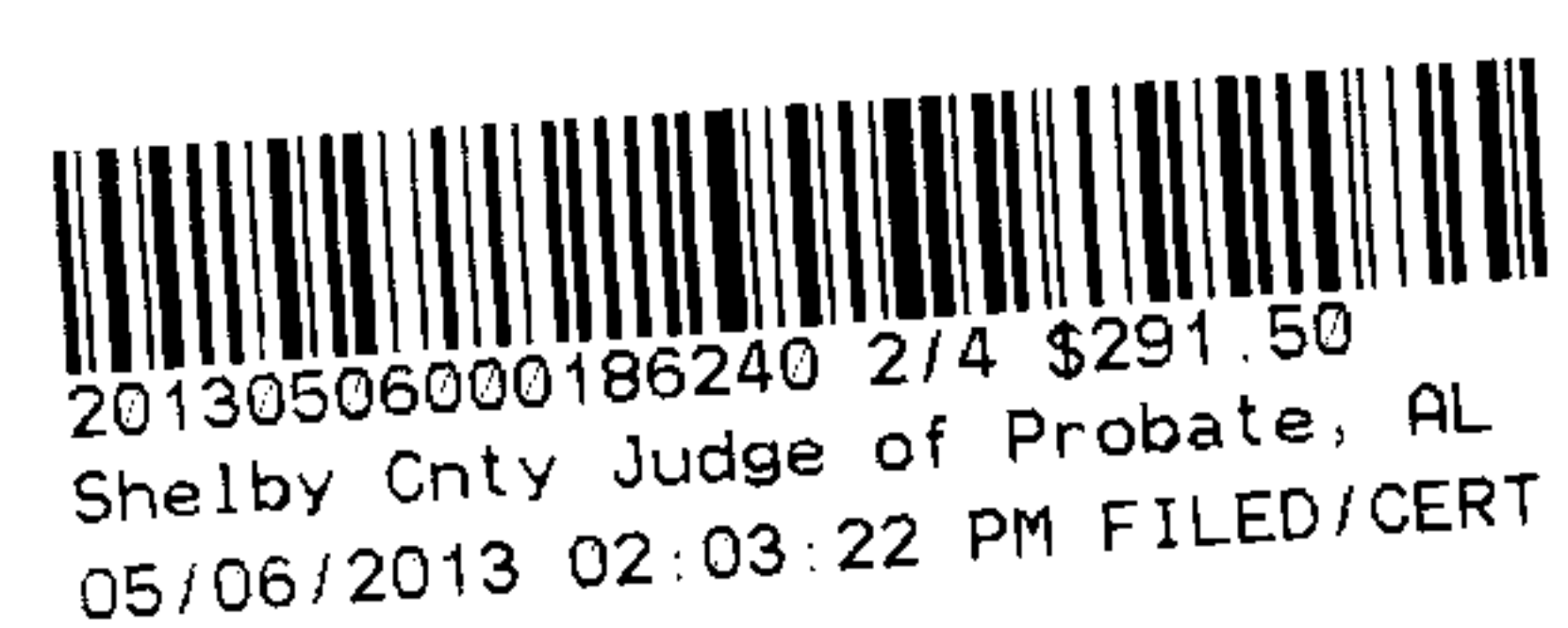
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, FIRST APPEARING IN THE PUBLIC RECORDS.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

8. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 111, PAGE 408; BOOK 109, PAGE 70; BOOK 149, PAGE 380; BOOK 173, PAGE 364; BOOK 276, PAGE 670; BOOK 134, PAGE 408; BOOK 133, PAGE 212; BOOK 133, PAGE 210 AND REAL 31, PAGE 355 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN MAP BOOK 19, PAGE 3 A & B; AS INSTRUMENT NO. 1994-7111 AND INSTRUMENT NO. 1994-31018 ALONG WITH THE ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC, AS RECORDED IN INSTRUMENT NO. 9402/3947 IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.
10. LAKE ASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD., AND HIGHLAND LAKES DEVELOPMENT LTD., PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT NO. 1993-0015705 IN THE PROBATE OFFICE.
11. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT LTD. TO HIGHLAND LAKES PROPERTY, LTD. RECORDED AS INSTRUMENT NO. 1993-015704.
12. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN BOOK 196, PAGE 246, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
13. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS SHOWN ON RECORDED PLAT IN MAP BOOK 19, PAGE 3 A & B, PROVGIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
14. DECLARATION OF EASEMENS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, FIFTH SECTOR, PHASE I, AS RECORDED IN INSTRUMENT NO. 1994-31018.
15. COLLATERAL ASSIGNMENT OF CONTRACT, DATED MAY 28,1 994, BY AND BETWEEN HIGHLAND LAKES DEVELOPMENT, LTD. AND CENTRAL BANK OF THE SOUTH RECORDED IN INSTRUMENT NO. 1993-15711.
16. EASEMENT TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN INSTRUMENT NO. 1995-34035 AND INSTRUMENT NO. 1997-04027 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$195,000.00 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of April, 2013.



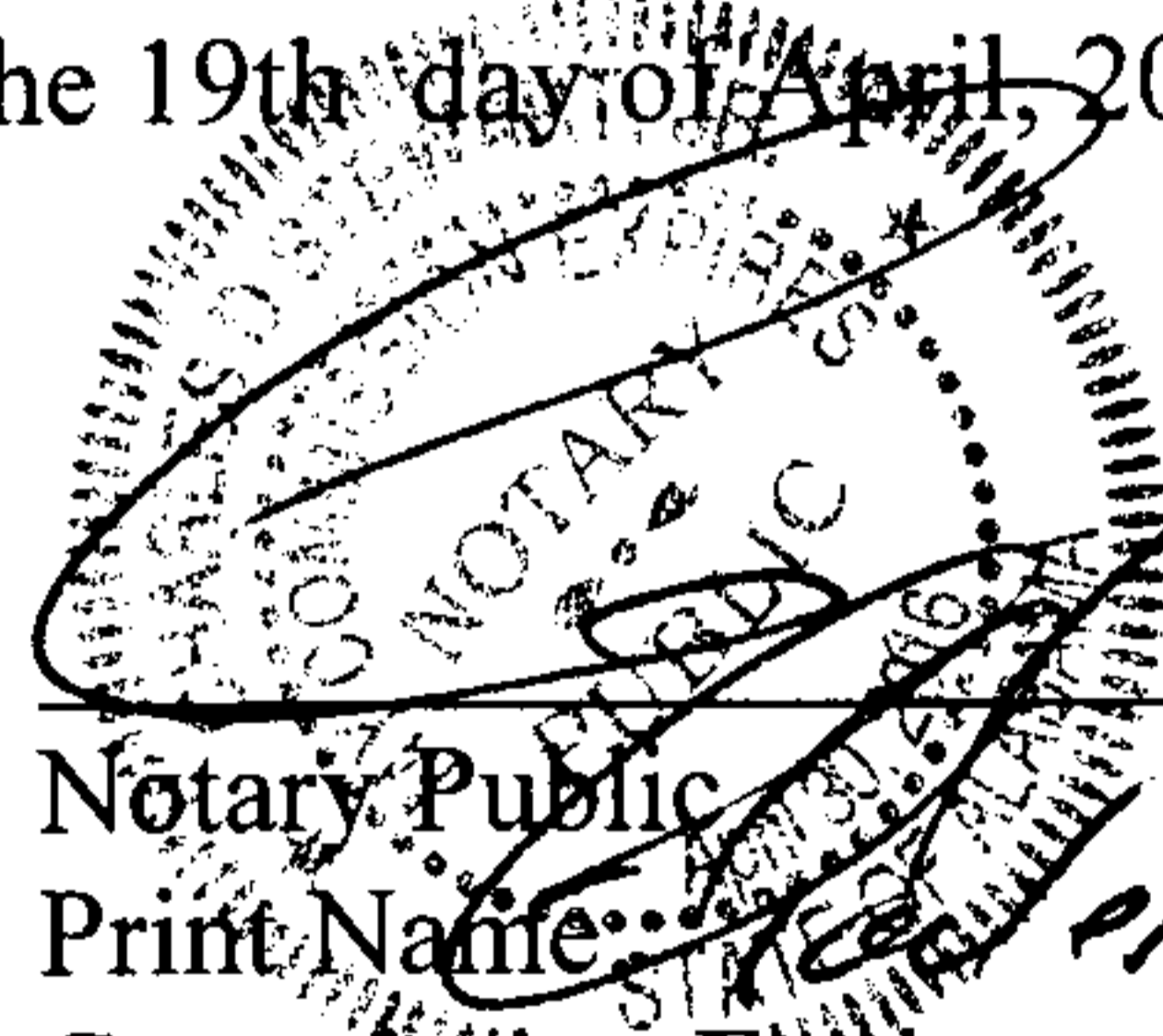

EDWARD C. BONA WITZ



JANE E. BONA WITZ

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EDWARD C. BONA WITZ and JANE E. BONA WITZ, 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 April, 2013.


Notary Public
Print Name: *Edward C. Bonawitz*
Commission Expires: *4-30-16*


20130506000186240 3/4 \$291.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:03:22 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Edward C. Benavides; Mailing Address: 6745 Still Meadow Dr, Cumming, GA 30040; Grantee's Name: Nigel Hillier; Mailing Address: 907 Highland Lakes Lane, Birmingham, AL; Property Address: 907 Highland Lakes Ln, Birmingham, AL 35242; Date of Sale: 4-23-13; Total Purchase Price: \$465,500.

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 (checked), Closing Statement, Appraisal, Other.

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.

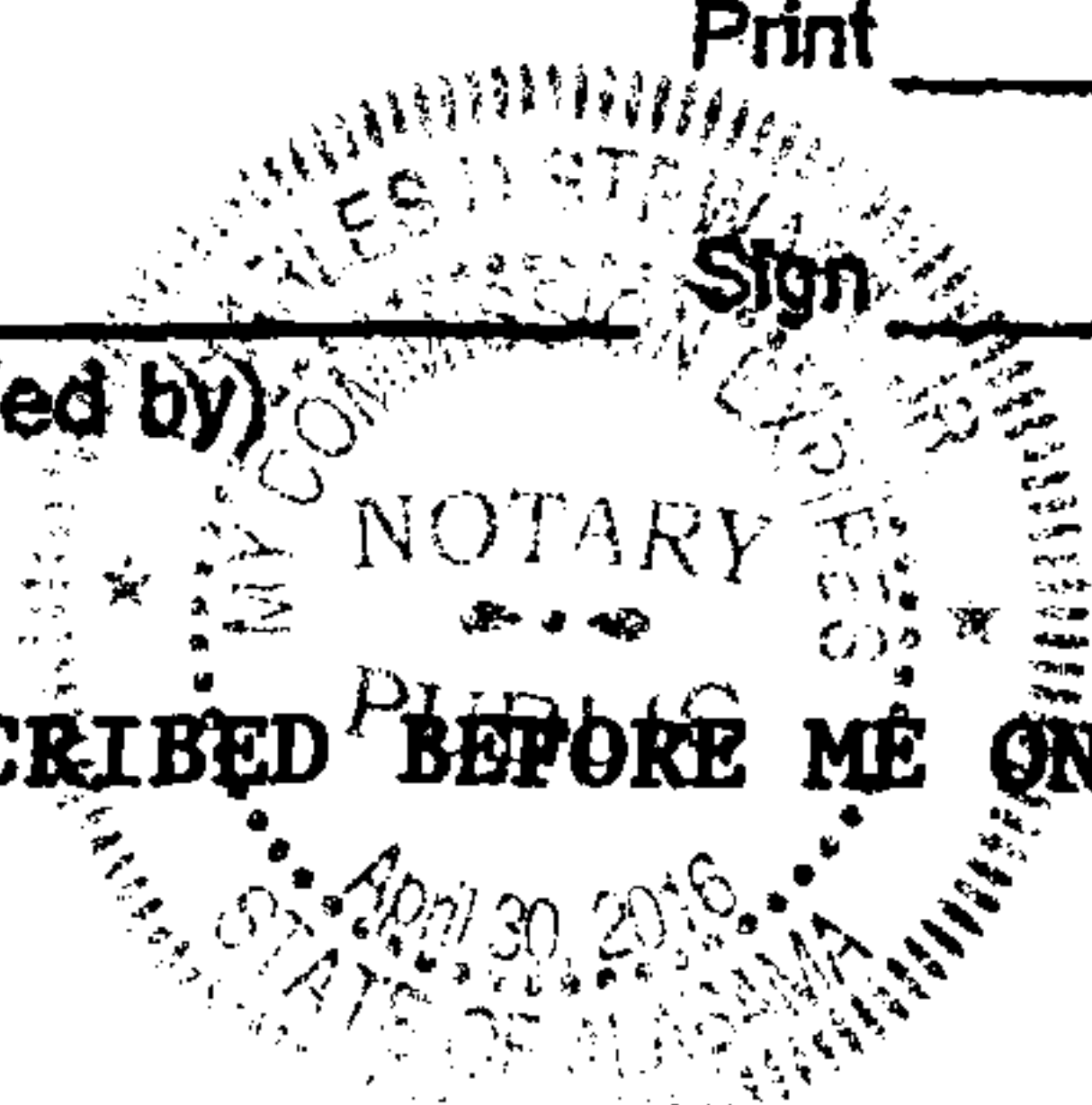
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 4/23/13; Print: Nigel Hillier; Sign: [Signature]; Unattested; (verified by); (Grantor/Grantee/Owner/Agent) circle one.

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 23 DAY OF April, 2013.



COUNTY OF SHELBY

NOTARY PUBLIC

