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 Shelby Cnty Judge of Probate, AL
 08/29/2013 08:11:40 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
 2635 Valleydale Road, Suite 200
 Birmingham, Alabama 35244
 DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jesse Lee McDonald and Janet L. McDonald
 1092 Hermitage Circle
 Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
 COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this August 26, 2013, That for and in consideration of **THREE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$323,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **THOMAS SLONNEGER and BRENDA SLONNEGER**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JESSE LEE MCDONALD and JANET L. MCDONALD**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 3115, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124 in the Probate 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 Instrument 1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument 1996-17544 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. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 21, Page 124.
7. 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 in 1994-07111, in the Probate Office of Shelby County, Alabama; along with Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument 9402/3947, in the Probate Office of Jefferson County, Alabama.
8. Right of Way granted to Alabama Power Company by instrument 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 Probate Office of Shelby County, Alabama.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Book 28, Page 237, in the Probate Office of Shelby County, Alabama.
10. 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 the Probate Office of Shelby County, Alabama.
11. 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) Front setback, as per plot plan which must be approved by the ARC; (b) Rear setback; 35 feet, (c) side setback; 15 feet
12. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development Ltd. to Highland Lakes Properties, Ltd. recorded in Instrument 1993-15704 in the Probate Office of Shelby County, Alabama.
13. Declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, Third Sector, recorded in Instrument 1996-17544, in the Probate Office of Shelby County, Alabama.
14. Restrictions appearing of record in Instrument 1996-17543 and Instrument 1999-31095, in the Probate Office of Shelby County, Alabama.
15. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
16. Restrictions, conditions, reservations, mineral and mining rights and rights incident thereto and release of damages recorded in Instrument 1996-38567, in the Probate Office of Shelby County, Alabama.
17. Easement to the Water Works and Sewer Board of the City of Birmingham recorded in Instrument 1997-4027, in the Probate Office of Shelby County, Alabama.



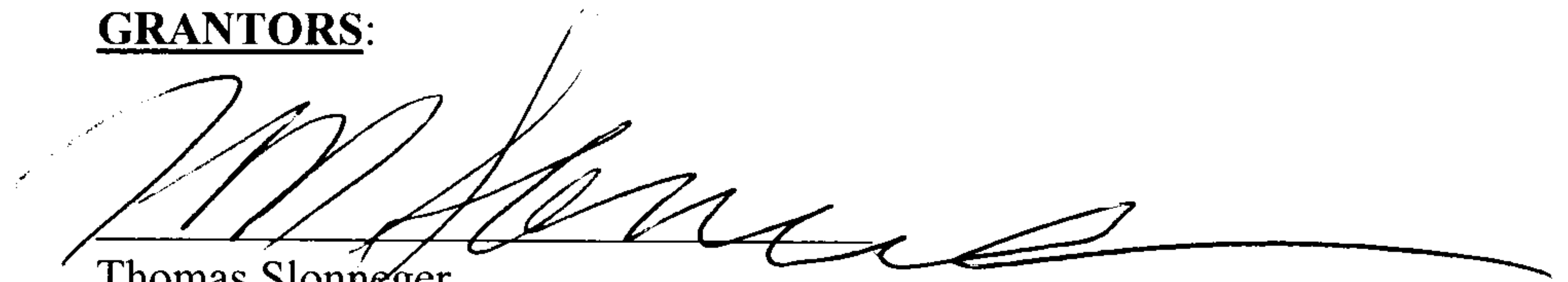
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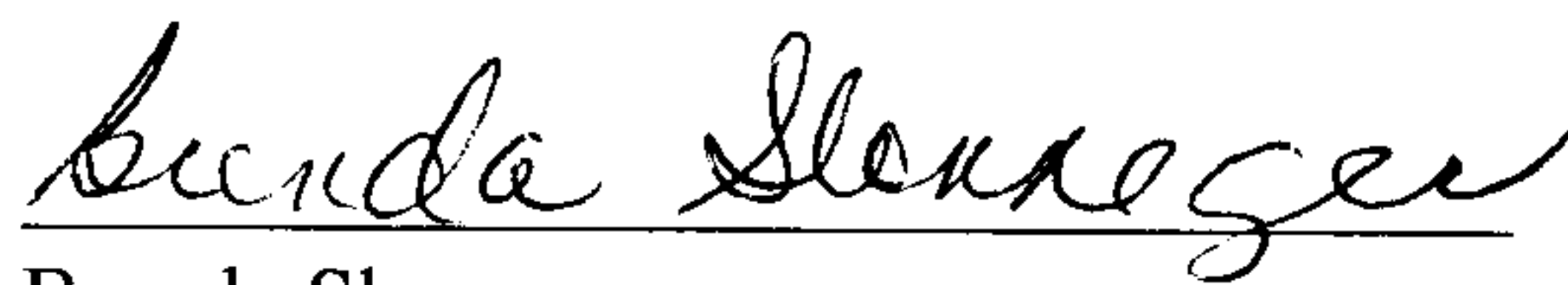
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 26, 2013.

GRANTORS:

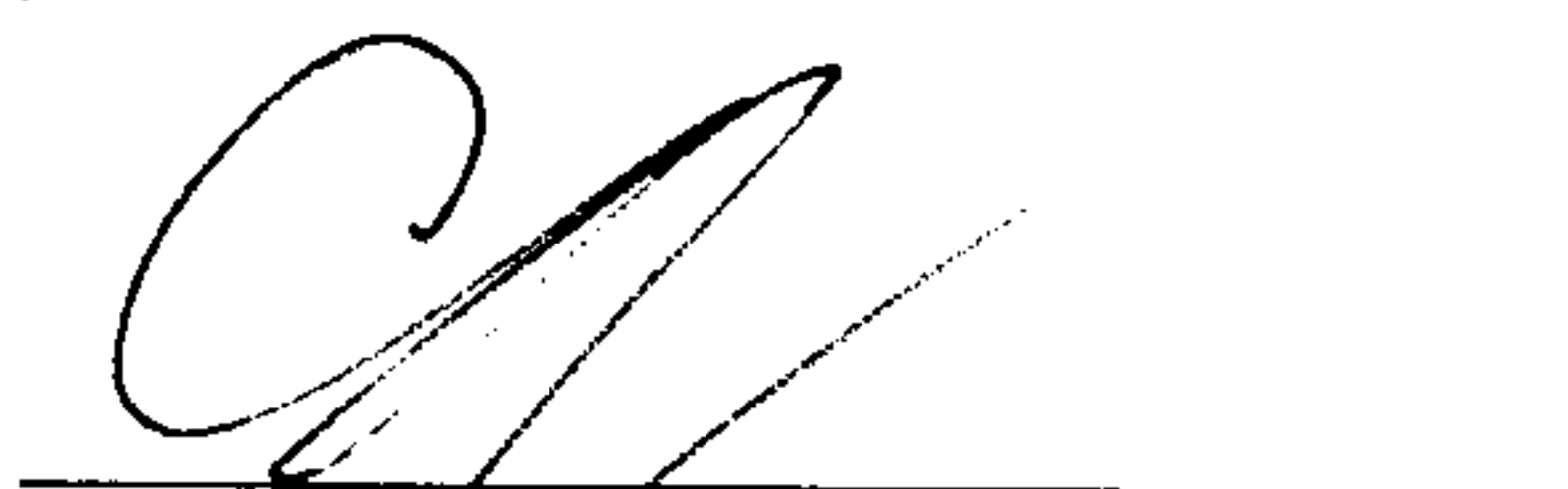

Thomas Slonneger


Brenda Slonneger

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Thomas Slonneger and Brenda Slonneger, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Thomas Slonneger and Brenda Slonneger each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 26, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



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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 Thomas Sloninger
Mailing Address Brenda Sloninger
1092 Hermitage Circle
Birmingham AL 35242

Grantee's Name Jesse Lee McDonald
Mailing Address Janet L McDonald
1092 Hermitage Circle
BL AL 35242

Property Address 1092 Hermitage Circle
Birmingham AL 35242

Date of Sale 8/26/13
Total Purchase Price \$ 323,500
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 (checked)
Sales Contract
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
Unattested (verified by)
Print C Lynn Sparks
Sign (Grantor/Grantee/Owner/Agent) circle one

