


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:

Jeffery D. Morris
167 Huntingdon Place
Birmingham, Alabama 35242

WARRANTY DEED


20130930000390180 1/4 \$59.50
Shelby Cnty Judge of Probate, AL
09/30/2013 10:41:55 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 27, 2013, That for and in consideration of **THREE HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$363,500.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **MITCHELL CARBONIE and BRANDI K. CARBONIE, 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 GRANTEE, **JEFFERY D. MORRIS,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 729, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, Page 58 A, B & C, 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument #1995-28389 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 20, Page 58 A, B & C.
7. Public Utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
8. 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

Shelby County, AL 09/30/2013
State of Alabama
Deed Tax: \$36.50

conditions being set out in instrument recorded as Instrument #1994-07111, in said Probate Office, along with the 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.

9. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Seventh Sector, as recorded as Instrument #1995-28389, in said Probate Office.
10. Subdivision restrictions as shown on recorded plat in Map Book 19, Page 79 A & B, provide for construction of single family residence only.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument Book 28, Page 237, in said Probate Office.
12. 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
13. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) 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 Volume 31, Page 355 in said Probate Office.
14. Right(s) of Way(s) granted to Shelby County, Alabama by instrument(s) recorded in Book 196, Page 246 in said Probate Office.
15. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Instrument #1994-1186, in said Probate Office.
16. Rights of riparian owners in and to the use of the Lake, if any.
17. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland
18. Lake Development, Ltd. providing for easements, use by others, and maintenance of Lake Property, described within Instrument #1993-15705 in said Probate Office.
19. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. To Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in said Probate Office.
20. Owners of "Park Lots" are required to comply with special landscaping requirements as set forth in Article 6.8 (h) of the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a residential subdivision Seventh Sector, as recorded in Instrument #1995-28389, in said Probate Office.

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 Grantee, Grantee's heirs and assigns forever.

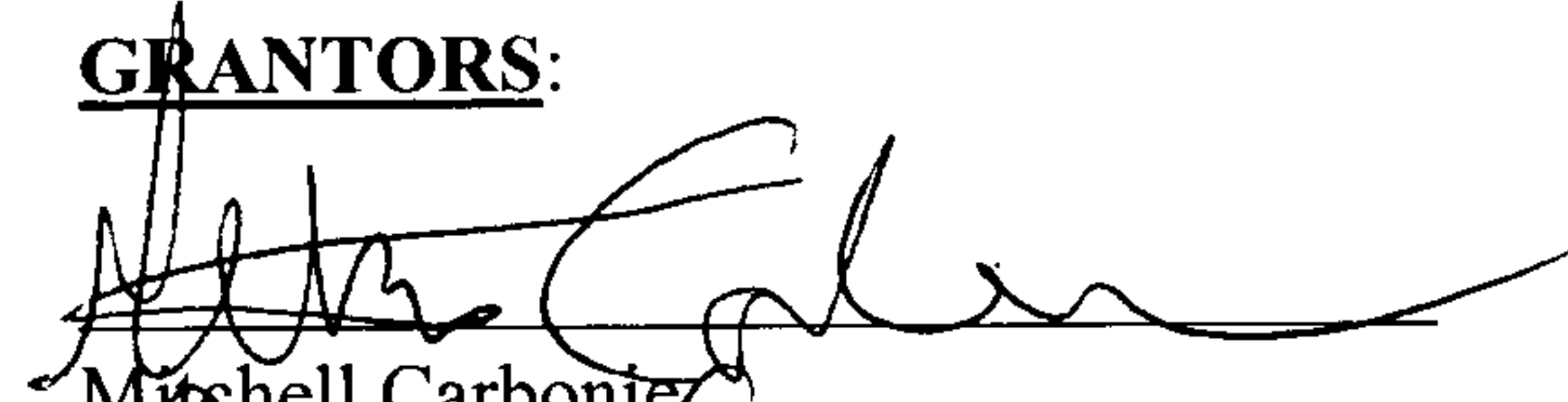
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.



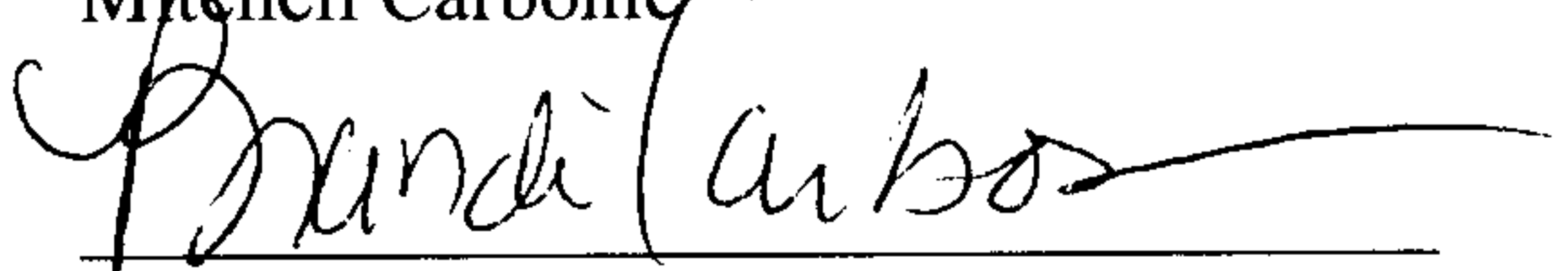
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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 27, 2013.

GRANTORS:



Mitchell Carbonie




Brandi K. Carbonie

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Mitchell Carbonie and Brandi K. Carbonie, 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, Mitchell Carbonie and Brandi K. Carbonie each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 27, 2013.




C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]




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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 Mitchell Carbone
Mailing Address Brondi K Carbone
167 Huntington Place
Birmingham AL 35242


Grantee's Name Jeffery D Morris
Mailing Address 167 Huntington Place
Birmingham AL 35242

Property Address 167 Huntington Place
Birmingham AL 35242

Date of Sale 9/27/17
Total Purchase Price \$ 363,500

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____


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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 _____

Print C Ryan Sparks

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1