

20131107000439540 1/4 \$111.00
Shelby Cnty Judge of Probate, AL
11/07/2013 11:43:47 AM FILED/CERT

Send tax notice to:

TERA S WIGGINS
1001 DEXTER CIRCLE
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

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

2013553

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Nine Thousand and 00/100 Dollars (\$439,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PETER T FALKNER and JANET S FALKNER, HUSBAND AND WIFE **whose mailing address is:** 1204 CONCORD AVENUE, BIRMINGHAM, AL 35213 (hereinafter referred to as "Grantors") by TERA S WIGGINS and JERRY KEITH WIGGINS **whose mailing address is:** 1001 DEXTER CIRCLE, BIRMINGHAM, AL 35242 (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 21, ACCORDING TO THE 2ND AMENDMENT TO THE AMENDED MAP OF THE VILLAGE AT HIGHLAND LAKES, SECTOR ONE, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 38, PAGE 24 A, B, C, D & E, 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 THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, SECTOR ONE, RECORDED AS INSTRUMENT #20060421000186670, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HERINAFTER COLLECTIVELY REFERRED TO AS, THE DECLARATION) .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS AS RECORDED IN INSTRUMENT 20041202000659280 AND AMENDED IN INSTRUMENT 20060524000244790 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT 20060630000314890, INSTRUMENT 20060630000315260, INSTRUMENT 20060630000315270, AND INSTRUMENT 20080401000130220 IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA.

4. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT 20050803000394300 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT 20061212000610650, INSTRUMENT 20060828000422180, AND INSTRUMENT 20071108000516450 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. DECLARATION OF CEVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES REGENT PARK NEIGHBORHOOD, AS RECORDED IN INSTRUMENT 2007022300084910, FIRST SUPPLEMENT TO DECLARATION IN INSTRUMENT 20070830000408300, SECOND SUPPLEMENT TO DECLARATION IN INSTRUMENT 20080501000178840, THIRD SUPPLEMENT TO DECLARATION IN INSTRUMENT 2009012100018210, FOURTH SUPPLEMENT TO DECLARATION IN INSTRUMENT 2011012500025020, CORRECT FOURTH SUPPLEMENT TO DECLARATION IN INSTRUMENT 20110406000107050, FIFTH SUPPLEMENT TO DECLARATION IN INSTRUMENT 20110406000107060, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. DECLARATION OF EASMENT AND MASTER PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 200604210000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. ARTICLES OF INCORPORATION OF HIGHLAND VILLAGE RESIDENTIAL ASSOCIATION AS RECORDED IN INSTRUMENT 20060314000120380 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RERECORDED IN INSTRUMENT LR200605, PAGE 6696 IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.
9. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA AS RECORDED IN DEED BOOK 196, PAGES 237, 248, AND 254 AND INSTRUMENT 1992-1 5747 AND INSTRUMENT 1992.24264 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 905, DEED BOOK 139, PAGE 569, AND DEED BOOK 134, PAGE 411 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY AS RECORDED IN SHELBY REAL 103, PAGE 844 AND MAP BOOK 3, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. EASEMENT FOR INGRESS/EGRESS RECORDED IN DEED BOOK 321, PAGE 812 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. ARTICLES OF INCORPORATION OF THE VILLAGE AT HIGHLAND LAKES IMPROVEMENT DISTRICT RECORDED AS INSTRUMENT 20051209000637640 AND THE NOTICE OF FINAL ASSESSMENT OF REAL PROPERTY AS RECORDED IN INSTRUMENT 20051213000644260 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. RESERVATIONS, LIMITATIONS, CONDITIONS AND RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 20051229000667950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$351,200.00 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.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of ~~November~~, 2013.

OCTOBER
gkc



PETER T FALKNER

JANET S FALKNER

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that PETER T FALKNER, whose name is 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, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 4th day of November, 2013.



Notary Public
Print Name: Julie Katz Callaway
Commission Expires: 10/4/14

STATE OF ALABAMA
COUNTY OF SHELBY

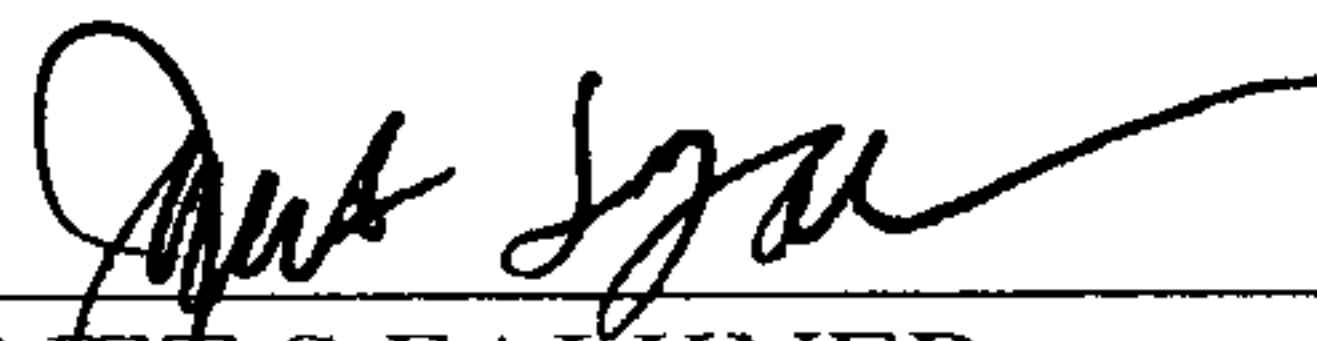
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that JANET S FALKNER, whose name is signed to the foregoing
instrument, and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the said instrument, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of November,
2013.

Notary Public
Print Name:
Commission Expires:


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

PETER T FALKNER


JANET S FALKNER

STATE OF Alabama
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that PETER T FALKNER, whose name is 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, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 4th day of November, 2013.


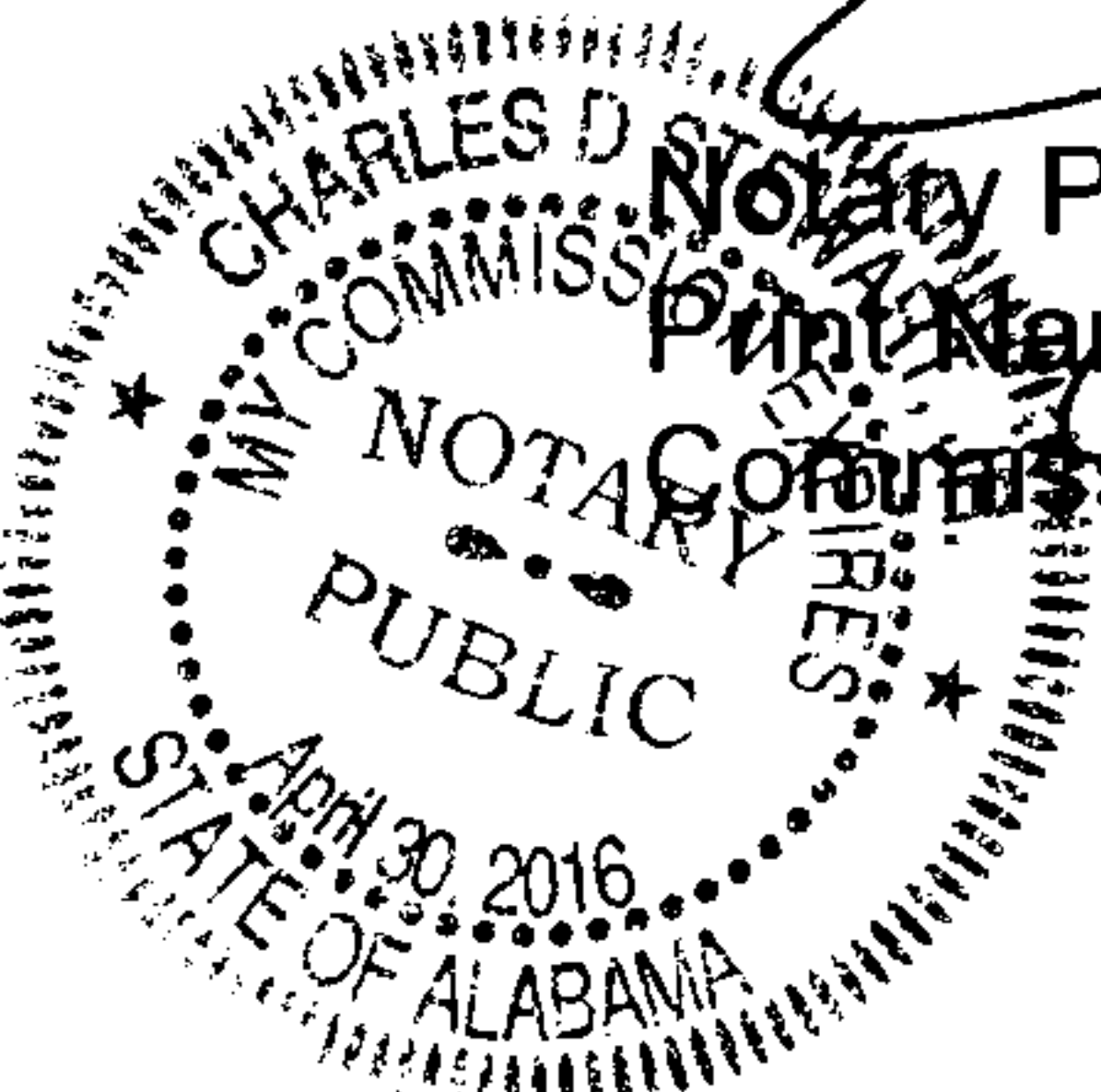
Shelby County, AL 11/07/2013
State of Alabama
Deed Tax: \$88.00

Notary Public
Print Name:
Commission Expires:


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that JANET S FALKNER, whose name is 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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of November,
2013.

Notary Public
Print Name: Charles D Stewart
Commission Expires:
4-30-16


20131107000439540 4/4 \$111.00
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