


Send tax notice to:

DARIN THOMAS SEMCHUK  
1013 HIGHLAND PARK PLACE  
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

2013491

  
20131107000440020 1/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
11/07/2013 12:36:03 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars (\$334,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JEREMY A MARKISOHN and ASHLEY J MARKISOHN, HUSBAND AND WIFE **whose mailing address is: 6155 NEWGATE CIRCLE, MECHANICSBURG, PA 17050** (hereinafter referred to as "Grantors") by DARIN THOMAS SEMCHUK and KAREN MARIE SEMCHUK **whose mailing address is: 1013 HIGHLAND PARK PLACE, 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 2004, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 20TH SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 29, APGE 133, 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 NO. 1996-17543, AND FURTHER AMENDED 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, 20TH SECTOR, RECORDED AS INSTRUMENT 20020716000332750 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. EASEMENTS AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. SUBDIVISION RESTRICTIONS SHOWN ON RECORD PLAT IN MAP BOOK 29, PAGE 133, PROVIDE FOR CONSTRUCTION OF SINGLE FAMILY RESIDENCES ONLY.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN BOOK 28, PAGE 237, IN THE OFFICE OF THE PROBATE OF SHELBY COUNTY, ALABAMA.
6. 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;




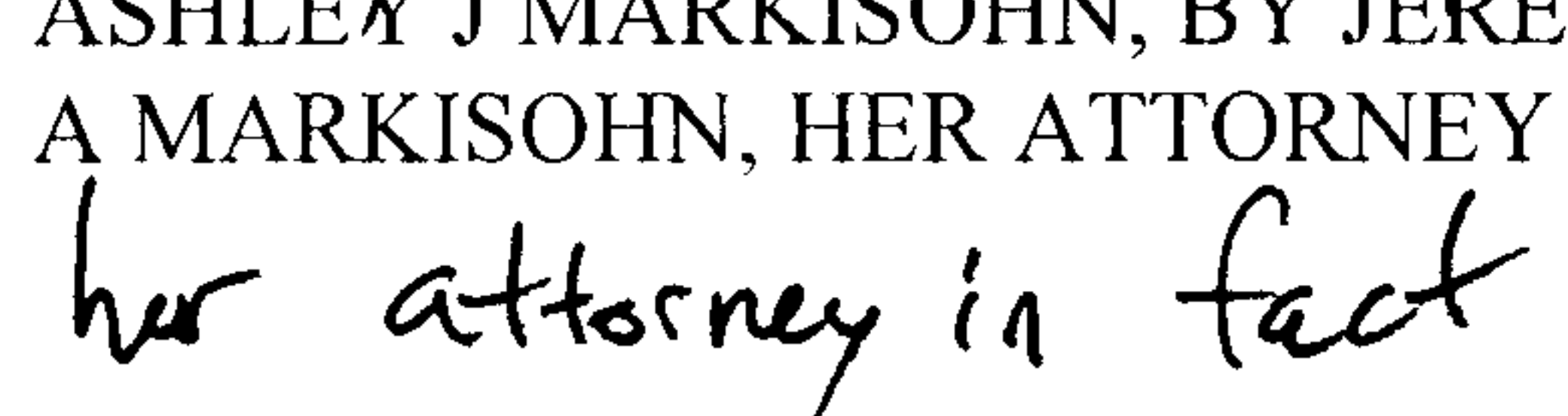
- BOOK 134, PAGE 408; BOOK 133, PAGE 212; BOOK 133, PAGE 212;  
BOOK 133, PAGE 210 AND REAL 31, PAGE 355, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN BOOK 196,  
PAGE 246 AND BOOK 95, PAGE 503, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.
  8. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES  
PROPERTIES, LTD. AND HIGHLAND LAKE DEVELOPMENT, LTD.  
PROVIDING FOR EASEMENTS, USE BY OTHER AND MAINTENANCE  
OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT 1993-15705  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  9. 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.
  10. RESTRICTIONS APPEARING OF RECORDED IN INSTRUMENT 2000-  
41317 AND INSTRUMENT 20020716000332750, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.
  11. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO,  
RELEASE OF DAMAGES, LIMITATIONS, RESERVATIONS, BUILDING  
LINES, OPTION TO REPURCHASE AND COVENANT FOR STORM  
WATER RUNOFF CONTROL RECORDED IN INSTRUMENT 2000-42414,  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
  12. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO  
RECORDED IN DEED BOOK 81, PAGE 417, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.
  13. TERMS, CONDITIONS, RELEASE OF DAMAGES AND COVENANT FOR  
STORM WATER RUN-OFF CONTROL RECORDED IN INSTRUMENT  
20030728000484880, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.
  14. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT  
20040629000354830, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

\$289,900.00 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 25th day of September, 2013.

  
JEREMY A MARKISOHN

  
ASHLEY J MARKISOHN, BY JEREMY  
A MARKISOHN, HER ATTORNEY IN FACT.  




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State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEREMY A MARKISOHN, whose name as Agent and Attorney in Fact for ASHLEY J MARKISOHN, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for ASHLEY J MARKSIOHN on the day the same bears date.

Given under my hand and official seal this the 25TH day of SEPTEMBER, 2013.

  
Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart, Jr.*  
*30-16*