

Send tax notice to:


SAMUEL A. CATALINO
1060 KINGS WAY
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

2013641

WARRANTY DEED


20140106000005700 1/4 \$113.00
Shelby Cnty Judge of Probate, AL
01/06/2014 01:51:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES J. JACKSON and AMY C. JACKSON, HUSBAND AND WIFE **whose mailing address is:** 6375 N Clubview, Bessemer, AL 35022 (hereinafter referred to as "Grantors") by SAMUEL A. CATALINO **whose mailing address is: 1060 KINGS WAY, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2569, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 25TH SECTOR, PHASE 2, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 41, 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 HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INSTRUMENT #1996-17543, AND FURTHER AMENDED IN INST. #1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 25TH SECTOR, PHASE II, RECORDED IN INSTRUMENT NO. 20051229000667940, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGTHOR WITH ALL AMENDMENTS THERETO, IS HEREINAFTER 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. 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, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BOOK 28, PAGE 237; INSTRUMENT NO. 1998-7776; INSTRUMENT NO. 1998-7777 AND INSTRUMENT NO. 1998-7778, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY, (POLICY TO BE ISSUED IF IN A COMMITMENT), DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS, AND IMIENRALS OR ANY RIGHTS IN CONNECTION THERWITH, AND SIAD OIL, GAS AND MINERALS INTERSTS, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTERESTS, AND ALL RIGHTS OF ENTRY, INCLUDING THE RIGHT TO MINE OREXTRACT SUCH OIL GAS AND MINERAL INTERST ARE NOT INSURED. NOTHING HEREIN

Shelby County, AL 01/06/2014
State of Alabama
Deed Tax: \$90.00

- SHALL INSURE AGAINST LOSS OR DAMAGE RESULTING FROM
SUBSIDENCE.
3. PUBLIC UTILITY EASEMENT AT SHOWN BY RECORDED PLAT,
INCLUDING ANY TREE BUFFERLINE AS SHOWN ON RECORDED PLAT.
 4. DECLARATION OF EASMENTS AND MASTER PROTECTIVE COVENANTS
FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, WHICH
PROVIDED, 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 AS
INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-
17543 AND INSTRUMENT NO. 1999-31095, ALONG WITH ARTICLES OF
INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC.
AS RECORDED IN INSTRUMENT NO. 9402/3947, IN THE OFFICE OF THE
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
 5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 25TH SECTOR, PHASE I,
TO BE RECORDED IN SAID PROBATE OFFICE.
 6. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET
OUT IN MAP BOOK 34, PAGE 3, IN SAID PROBATE OFFICE.
 7. SUBJECT TO THE PROVISION OF SECTIONS 2.3 AND 2.6 OF THE
DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING
MINIMUM SETBACK: (S) AS PER PLOT PLAN WHICH MUST BE APPROVED
BY THE ARC; (B) REAR SETBACK: 35 FEET; (C) SIDE SETBACK: 15 FEET.
 8. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD AS
RECORDED IN INSTRUMENT NO. 1997-4027 AND INSTRUMENT NO. 1996-
25667, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.
 9. RIGHT OF WAY AND AGREEMENT WITH ALABAMA POWER COMPANY AS
TO COVENANTS PERTAINING THERETO, TO BE RECORDED IN SAID
PROBATE OFFICE.
 10. SHELBY CABLE AGREEMENT AS SET OUT IN INSTRUMENT NO. 1997-33476
IN SAID PROBATE OFFICE.
 11. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES
PROPERTIES, LTD, AND HIGHLAND LAKES DEVELOPMENT, LTD.,
PROVIDING FOR EASEMENTS, USED BY OTHERS, AND MAINTENANCE OF
LAKE PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN
INSTRUMENT NO. 1993-15705.
 12. EASEMENT(S) FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES
DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD.,
TO HIGHLAND LAKES PROPERTIES, LTD., RECORDED AS INSTRUMENT
NO. 1993-15704 IN SAID PROBATE OFFICE.
 13. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO.
20050505000214850, AS RECORDED IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.
 14. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP
BOOK 34, PAGE 3, IN SAID PROBATE OFFICE.
 15. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY
ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL
CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR
SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR
OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY
INSTRUMENTS RECORDED IN MAP BOOK 35, PAGE 3 IN PROBATE OFFICE;
THE POLICY WILL INSURE THAT ANY VIOLATION OF THIS COVENANTS
WILL NOT RESULT IN A FORFEITURE OR REVERSIONS OF TITLE.
 16. 10 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
 17. FLUME ON REAR LOT LINE AS PER PLAT.

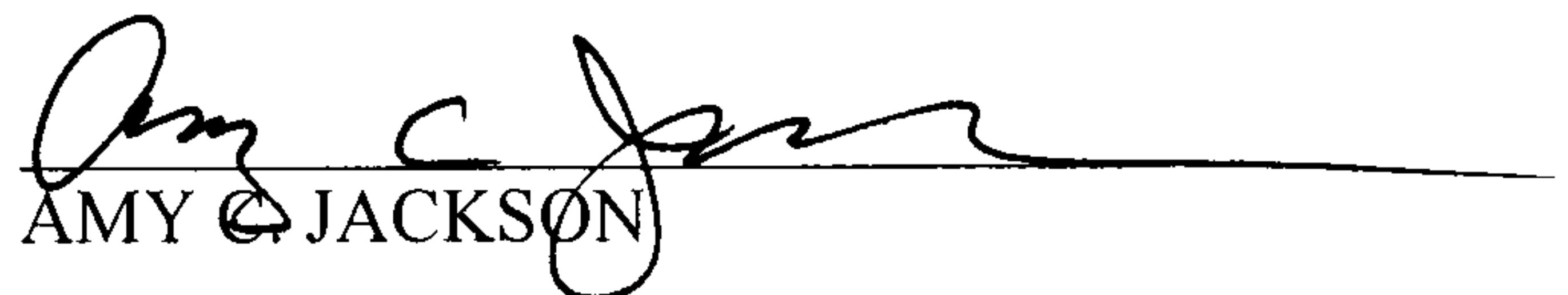
\$180,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.


20140106000005700 2/4 \$113.00
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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 Grantee, 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 23rd day of December, 2013.


JAMES J. JACKSON



AMY C. JACKSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES J. JACKSON and AMY C. JACKSON, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2013.


Notary Public
Print Name: Charles D. Hunt
Commission Expires
PUBLIC


20140106000005700 3/4 \$113.00
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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 James Jackson
Mailing Address 16375 N Clubview
Bessemer AL
35022

Grantee's Name Samuel Catalina
Mailing Address 1060 Kings Way
Birmingham AL
35242

Property Address 1060 Kings Way
Birmingham AL
35242

Date of Sale 12-23-13
Total Purchase Price \$ 270,000

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
☐ 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 12-23-13

Print Heather Nelson

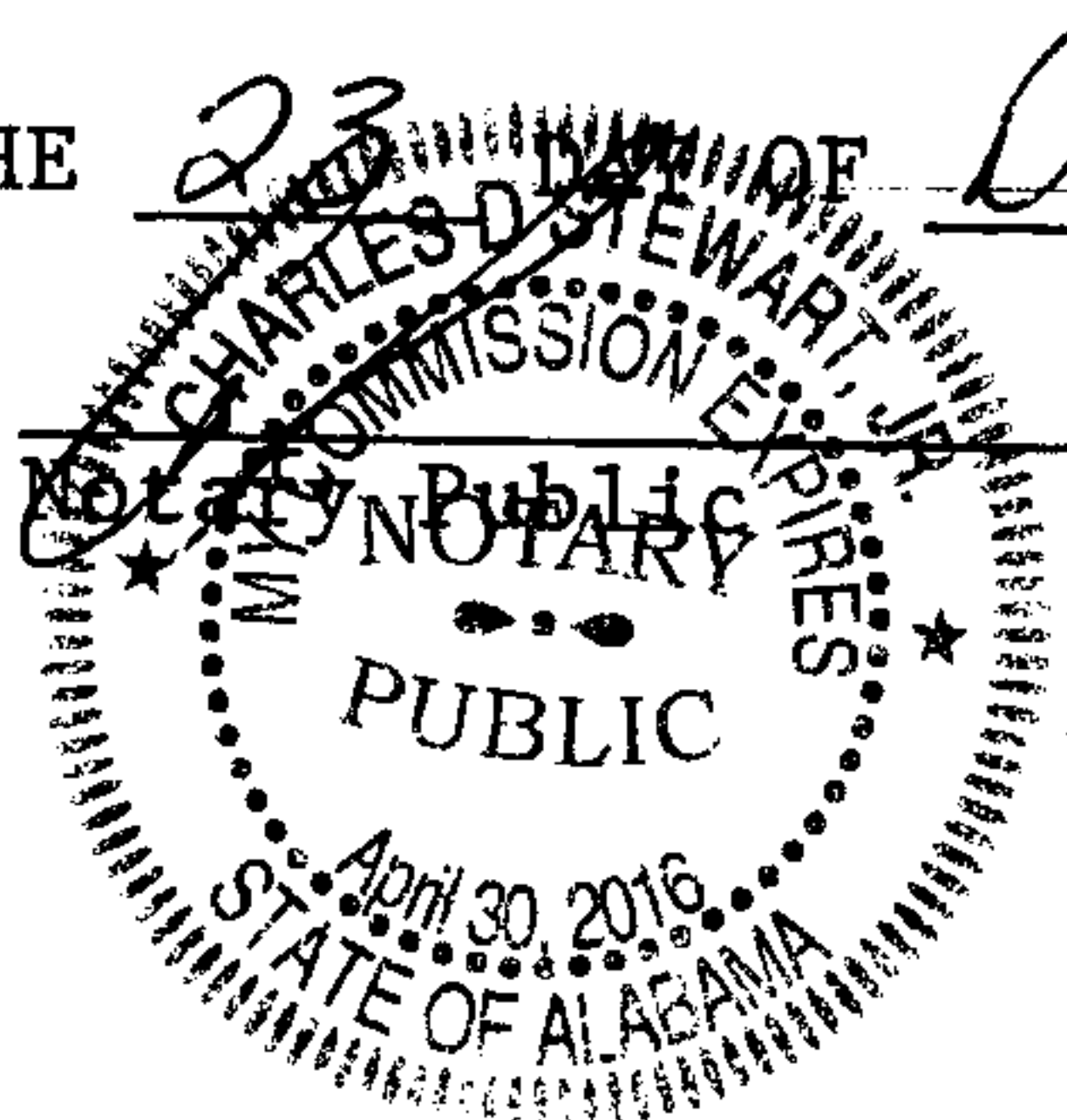
☐ Unattested

(verified by)

Sign Heather Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF Dec, 2013.



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