

Send tax notice to:

JASON SCOTT LOBER
171 SHEFFIELD LANE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA
Shelby COUNTY

2014080

Shelby County, AL 03/13/2014
State of Alabama
Deed Tax: \$21.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID P. ADAMS AS TRUSTEE OF THE DAVID P. ADAMS AMENDED AND RESTATED TRUST DATED SEPTEMBER 11, 2006, BY WARRANTY DEED DATED 11/3/2006, AND RECORDED IN INSTRUMENT NO. 20061201000584170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA **whose mailing address is:**
113 Riverhaven Place, Hoover AL 35244
(hereinafter referred to as "Grantors") by JASON SCOTT LOBER **whose mailing address is: 171 SHEFFIELD LANE 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 2210, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 22ND SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 79, 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 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, 22ND SECTOR, PHASE I, RECORDED AS INSTRUMENT NO. 20040823000471390, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HERINAFTER COLLECTIVLEY 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 WTHIN 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 INSTRUMENT NO. 1999-40620, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ANYTHING TO THE CONTRARY NOTWITHSTANDING, THIS POLICY DOES NOT ATTEMPT TO SET OUT ANY OWNERSHIP INTEREST IN ANY OIL, GAS, AND MINERALS OR ANY RIGHTS IN CONNECTION THEREWEITH, AND SAID OIL, GAS, AND MINERALS INTERESTS, AND ALL RIGHT OF ENTRY, INCLUDING THE RIGHT TO MINE OR EXTRACT SUCH OIL, GAS AND MINERAL INTEREST ARE NOT INSURED. NOTHING HEREIN SHALL INSURE AGAINST LOSS OR DAMAGE RESULTING FROM SUBSIDENCE.
3. 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 AS INSTRUMENT NO. 1999-31095, IN SAID PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 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 JEFFERSON COUNTY, ALABAMA.

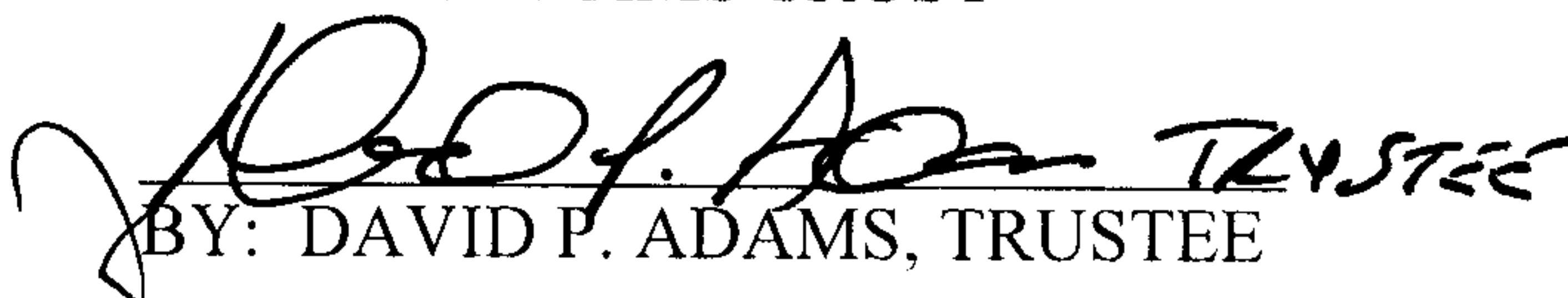
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 22ND SECTOR, PHASE I, AS RECORDED IN INSTRUMENT NO. 20040823000471390, IN SAID PROBATE OFFICE.
5. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 33, PAGE 79, IN SAID PROBATE.
6. SUBJECT TO THE PROVISION OF SECITONS 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS:
(A) AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC.
7. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLAND LAKES DEVELOPMENT, LTD., PROVIDING FOR EASEMENTS, USE BY OTHERS, AND MAINTENANCE OF LAKE PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT NO. 1993-15705.
8. 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.
9. CABLE AGREEMENT SET OUT IN INSTRUMENT NO. 1997-19422, IN SAID PROBATE OFFICE.
10. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1999-40620, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. CONDITIONS, RESTRICTIONS AND LIMITATIONS AS SET FOR IN THAT INSTRUMENT RECORDED AS INSTRUMENT NO. 20040709000381100.

\$408,500.00 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 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 28th day of February, 2014.

DAVID P. ADAMS TRUST


BY: DAVID P. ADAMS, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID P. ADAMS AS TRUSTEE OF THE DAVID P. ADAMS AMENDED AND RESTATED TRUST DATED SEPTEMBER 11, 2006, BY WARRANTY DEED DATED 11/3/2006, AND RECORDED IN INSTRUMENT NO. 20061201000584170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2014.

Notary Public

Print Name:

Commission Expires:





20140313000070390 2/2 \$38.50
Shelby Cnty Judge of Probate, AL
03/13/2014 01:36:34 PM FILED/CERT

8-30-16