


Send tax notice to:

ERIC B. ROHDE  
233 SALISBURY 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

2014060

  
20140324000081390 1/3 \$195.00  
Shelby Cnty Judge of Probate, AL  
03/24/2014 01:50:27 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty-Eight Thousand and 00/100 Dollars (\$488,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WILLIAM D. COBB and KARIN W. COBB, HUSBAND AND WIFE whose mailing address is: 803 Crimson Hills Trail W, Georgetown TX 78628 (hereinafter referred to as "Grantors") by ERIC B. ROHDE and AMY SEALY MCGOWIN whose mailing address is: 233 SALISBURY 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 2109, ACCORDING TO THE MAP OF HIGHLAND LAKES, 21ST SECTOR, PHASE I & II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED IN INSTRUMENT NO. 1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 21ST SECTOR, PHASE I & II, RECORDED AS INSTRUMENT NO. 20020716000332740 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, 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 INSTRUMENT NO. 1998-7776; INSTRUMENT NO. 1998-7778, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 03/24/2014  
State of Alabama  
Deed Tax:\$175.00



3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1994-7111 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. 6402/3947, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD AND HIGHLAND LAKES DEVELOPMENT LTD, PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTANCE OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT NO. 1993-15705.
5. EASEMENT FOR INGRESS AND ENGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD, TO HIGHLAND LAKES PROPERTIES, LTD, RECORDED AS INSTRUMENT NO. 1993-15704 IN PROBATE OFFICE.
6. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE AS SET OUT IN AND AS REFERENCED IN INSTRUMENT NO. 200272300343360.
7. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFER LINE SHOWN THEREON.
8. SUBJECT TO THE PROVISION OF SECTION 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS: A) FRONT, REAR AND SIDE SETBACK AS PER PLOT PLAN WHTIN MUST BE APPROVED BY THE ARC.
9. RESTRICTIONS, LIMITATION AND CONDITIONS AS SET OUT IN MAP BOOK 30, PAGE 6.
10. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION 21<sup>ST</sup> SECTOR, PHASE I & II, AS RECORDED IN INSTRUMENT NO. 20020716000332740.
11. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD AS RECORDED IN INSTRUMENT NO. 1998-34387; INSTRUMENT NO. 1995-34035 AND INSTRUMENT NO. 2001-49794 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
12. AGREEMENT FOR CABLE AS SET OUT IN INSTRUMENT NO. 1997-33476.
13. UNDERGROUND EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1997-19422

\$ 313,000 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 3 day of March, 2014.

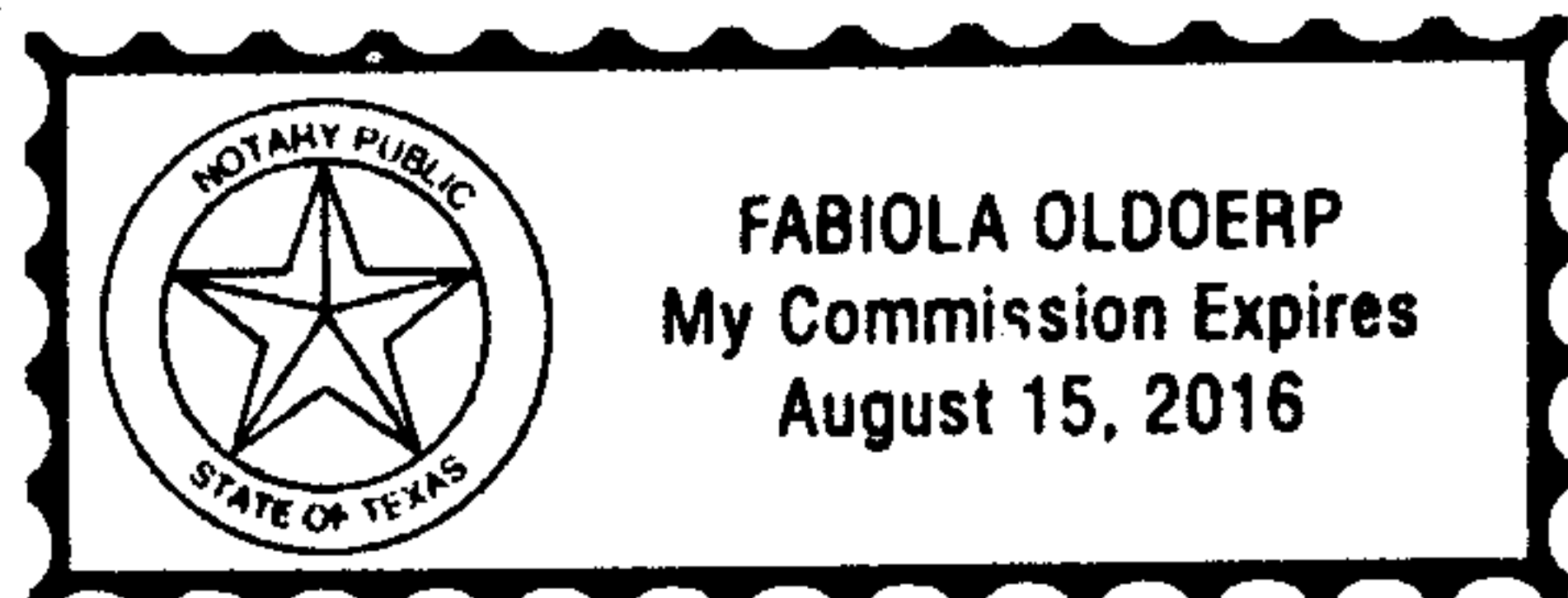
William D. Cobb  
WILLIAM D. COBB

Karin W. Cobb  
KARIN W. COBB

STATE OF Texas  
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that WILLIAM D. COBB and KARIN W. COBB, 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 3 day of March, 2014.



Fabiola Oldorp  
Notary Public  
Print Name Fabiola Oldorp  
Commission Expires: 8/15/16

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