

SEND TAX NOTICE TO:
Mr. Samuel A. Catalino
1060 Kings Way
Birmingham, AL 35242

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Samuel A. Catalino**, an unmarried man, (herein referred to as grantor), grant, bargain, sell and convey unto **Samuel A. Catalino, Trustee or the Successor Trustee, of The Catalino Family Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3rd day of June, 2014.

Samuel A. Catalino
Samuel A. Catalino

STATE OF ALABAMA)
SHELBY COUNTY)

20140604000168950 1/4 \$305.00
Shelby Cnty Judge of Probate, AL
06/04/2014 01:54:49 PM FILED/CERT

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Samuel A. Catalino**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2014.

A. Eric Johnston
Notary Public
My Commission Expires: 2-3-2016

Shelby County, AL 06/04/2014
State of Alabama
Deed Tax: \$282.00

EXHIBIT "A"


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, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
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 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 EASMENETS 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 SUBDIVISON, 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 O SECTIONS 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE JUSBJECT 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 INSTRUMNET NO. 1997-4027 AND INSTRUMENT NO. 1996-25667, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

9. RIGHT OFWAY 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 PEROPERTY, 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.


20140604000168950 3/4 \$305.00
Shelby Cnty Judge of Probate, AL
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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 Samuel Catalino
Mailing Address 1060 Kings Way
Birmingham, AL 35242

Grantee's Name The Catalino Family Trust
Mailing Address 1060 Kings Way
Birmingham, AL 35242

Property Address 1060 Kings Way
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 281,700

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Notice
☐ Closing Statement

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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).

Notarized by _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

