

Send tax notice to:

JAMES THOMAS LIMBAUGH, JR
2049 GROVE PARK 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

2014197


20140612000178680 1/3 \$354.50
Shelby Cnty Judge of Probate, AL
06/12/2014 02:45:59 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Four Thousand Five Hundred and 00/100 Dollars (\$334,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RONALD L. RUSSELL and NORA ELLEN RUSSELL, HUSBAND AND WIFE **whose mailing address is:** 2049 Grove Park Way Birmingham AL 35242 (hereinafter referred to as "Grantors") by JAMES THOMAS LIMBAUGH, JR and MARCIA B. LIMBAUGH **whose mailing address is:** 2049 GROVE PARK 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1147, ACCORDING TO THE MAP OF HIGHLAND LAKES, 11th SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C AND D, 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 AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALBAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 11TH SECTOR, RECORDED AS INSTRUMENT NO. 2000-41316 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION"). .

Shelby County, AL 06/12/2014
State of Alabama
Deed Tax: \$334.50

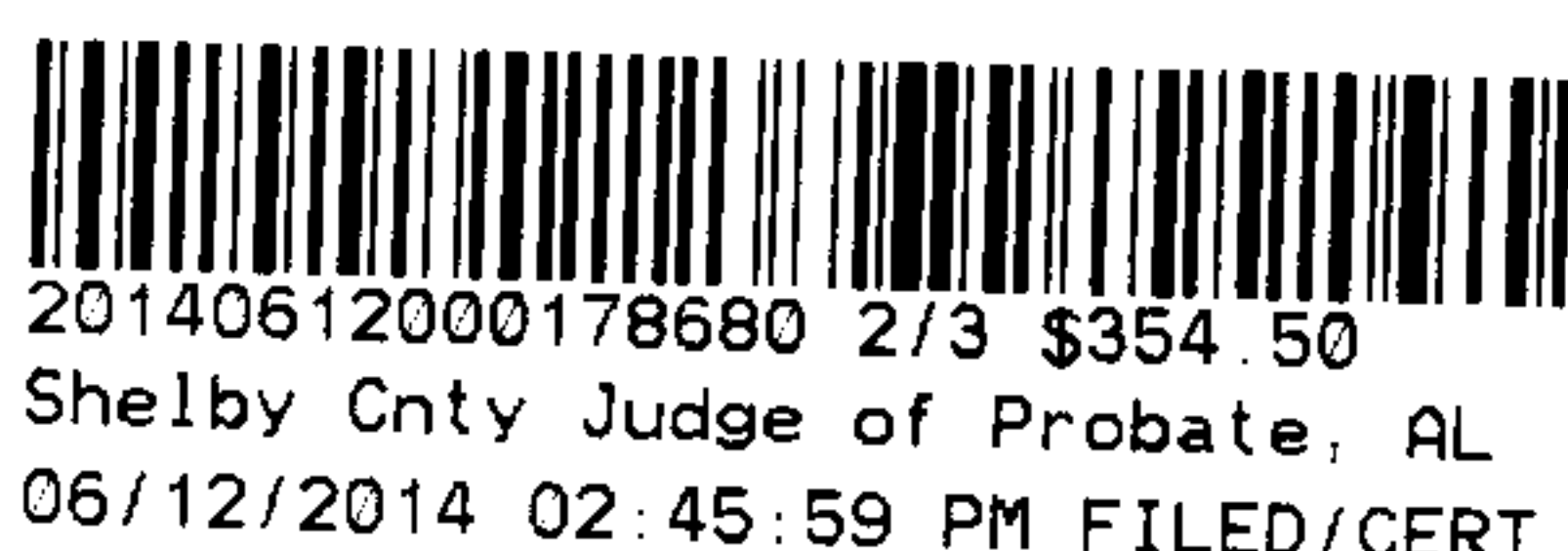
SUBJECT TO:

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. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF HIGHLAND LAKES, 11TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 27, PAGE 84 A, B, C AND D. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.
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; INSTRUMENT NO. 1999-31095 AND INSTRUMENT NO. 1999-43196 ALONG WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES

ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 9402/3947, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

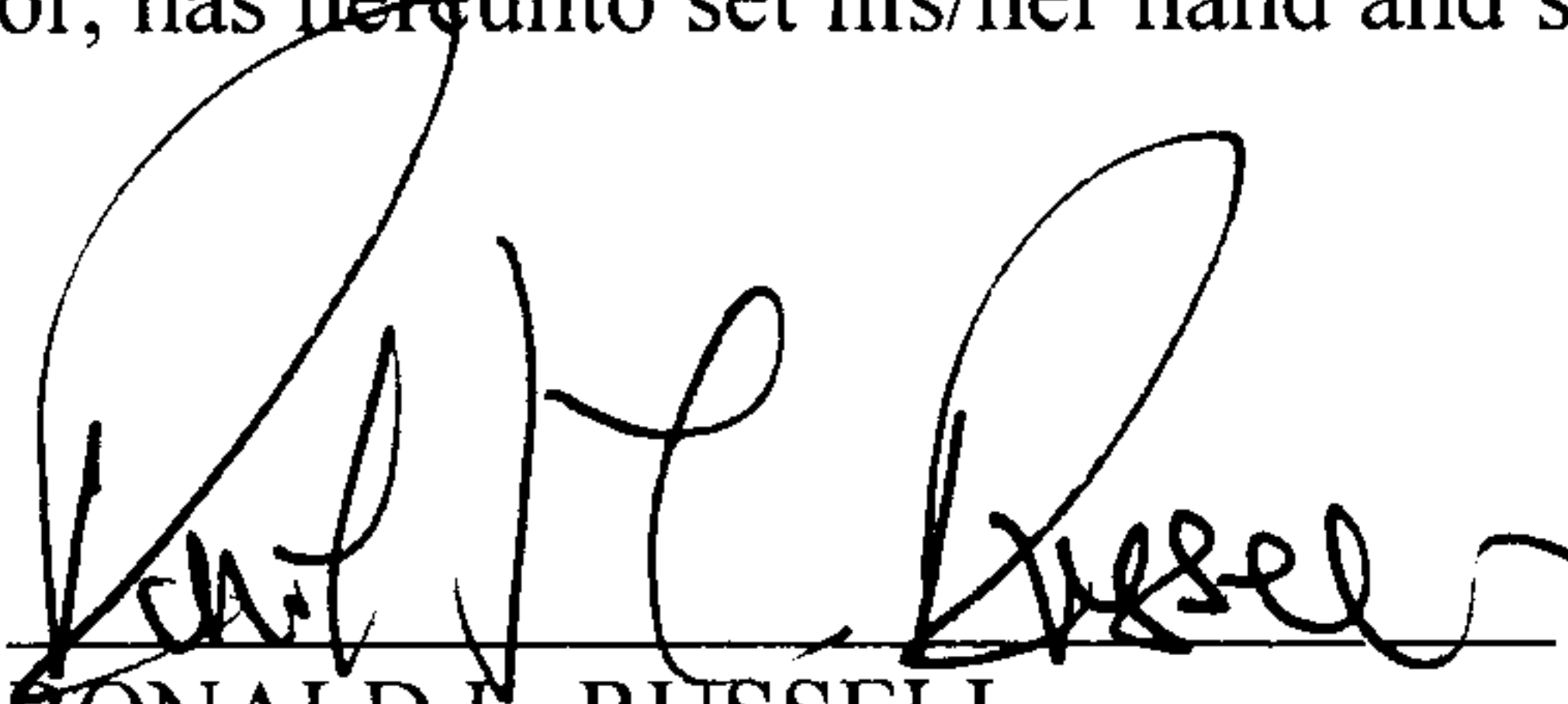
4. LAKE EASEMENT AGREEMENT EXECUTED BY HIGHLAND LAKES PROPERTIES, LTD. AND HIGHLAND LAKES DEVELOPMENT, LTD, PROVIDING FOR EASEMENTS, USE BY OTHERS AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITHIN INSTRUMENT NO. 1993-15705.
5. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD. TO HIGHLAND LAKES PROPERTIES, LTD. RECORDED IN INSTRUMENT NO. 1993-15704 IN PROBATE OFFICE.
6. 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 ON. 1998-7777; INSTRUMENT NO. 1998-7778 AND DEED VOLUME 81, PAGE 417, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RESTRICTIONS, LIMITATION AND CONDITIONS AS SET OUT IN INSTRUMENT NO. 1999-31095 AND INSTRUMENT NO. 1999-31096.
8. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER & SEWER BOARD AS SET OUT IN INSTRUMENT NO. 1997-4027 AND INSTRUMENT NO. 1996-25667 IN PROBATE OFFICE.
9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, SEVENTH SECTOR, AS RECORDED IN INSTRUMENT NO. 2000-41316.
10. BUILDING SETBACK LINES TO BE DETERMINED BY THE ARCHITECTURAL REVIEW COMMITTEE, AS CREATED BY THE RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENTS RECORDED AS INSTRUMENT NO. 1996-17543, AMENDED BY INSTRUMENT NO. 1999-31095 AND SUPPLEMENTAL COVENANTS RECORDED IN INSTRUMENT NO. 1999-43196.
11. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE AS SET OUT IN AND AS REFERENCED IN INSTRUMENT NO. 2001-29804.
12. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFER LINE SHOWN THEREON.
13. 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 WHICH MUST BE APPROVED BY THE ARC.
14. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN BOOK 196, PAGE 246.
15. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS 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 210 & 212, REAL VOLUME 31, PAGE 355 AND INSTRUMENT NO. 1994-1186.
16. RIGHT OF WAY TO THE WATER AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS SET OUT IN INSTRUMENT NO. 2001-22920
17. AGREEMENT WITH SHELBY CABLE AS RECORDED IN INSTRUMENT NO. 1997-33476.

\$0.00 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 16th day of May, 2014.


RONALD L. RUSSELL


NORA ELLEN RUSSELL

STATE OF ALABAMA
COUNTY OF SHELBY

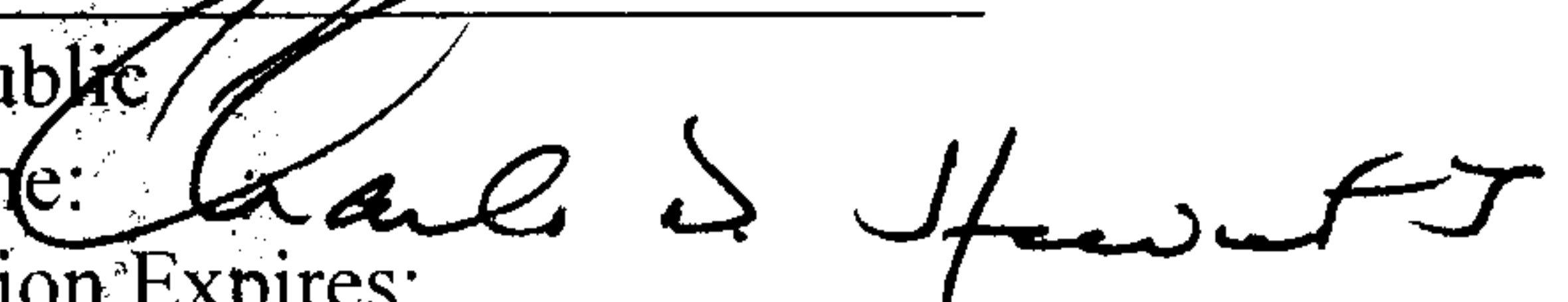
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RONALD L. RUSSELL and NORA ELLEN RUSSELL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2014..


Notary Public

Print Name:

Commission Expires:


6-30-16



20140612000178680 3/3 \$354.50
Shelby Cnty Judge of Probate, AL
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