

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Robin Y. Greenlee
1045 Kings Way
Birmingham, AL 35242
(Also Property Address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby)

That in consideration of Two Hundred Fifty-Two Thousand and no/100---- (\$252,000.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Clifton W. Austin and Alice N. Austin, husband and wife
(Whose address is 6026 Forest Lakes Cove, Shelby, AL)
35147

(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto
Robin Y. Greenlee
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

Subject to: current taxes, easements and restrictions of record.

\$ 239,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 25th day of June, 2014

Clifton W. Austin (Seal)
Clifton W. Austin

Alice N. Austin (Seal)
Alice N. Austin

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$13.00

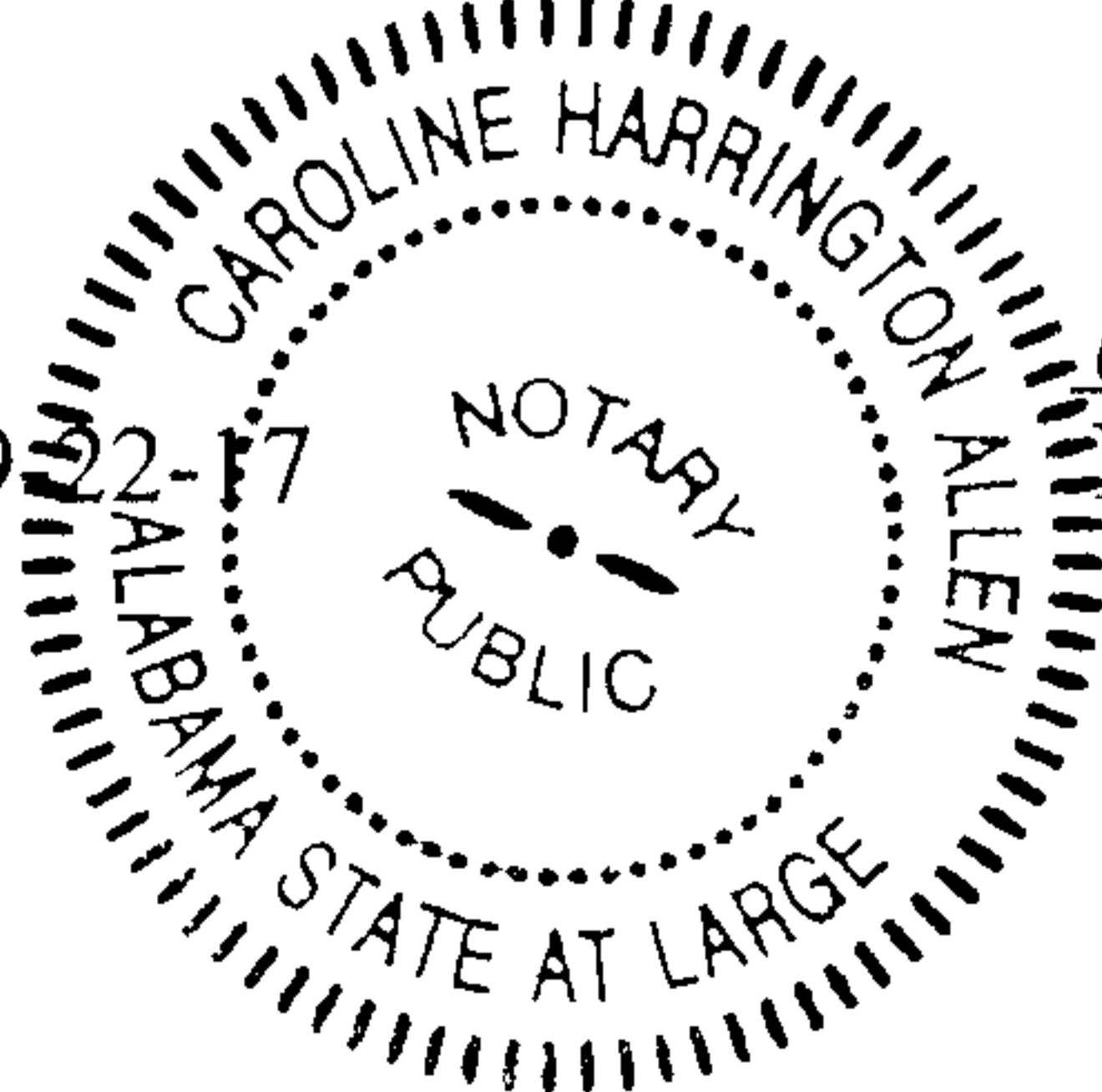
STATE OF Alabama)
COUNTY OF Jefferson)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Clifton W. Austin and Alice N. Austin, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A.D., 2014.

My Commission Expires: 09-22-17



Caroline Harrington Allen
Notary Public: Caroline Harrington Allen


20140709000208200 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
07/09/2014 01:37:00 PM FILED/CERT

Exhibit "A"

Attached Legal Description

Lot 2513, according to the Survey of Highland Lakes, 25th Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, recorded as Instrument No. 1994-07111 and amended 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 restriction for Highland Lakes, a residential subdivision, 25th Sector, Phase II recorded as Instrument No. 20051229000667940 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the declaration.


20140709000208200 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
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