



20140804000240920 1/4 \$237.00
Shelby Cnty Judge of Probate, AL
08/04/2014 01:46:41 PM FILED/CERT

Send tax notice to:

Kathryn B. Sadler
122 Highland View Drive
Birmingham, AL 35242

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to Stewart P. Sadler, an unmarried man (the "Grantor"), by Kathryn B. Sadler (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to the Grantee, an undivided 26% interest in the following described real property situated in Shelby County, Alabama, to-wit:

Lot 404, according to the map of Highland Lakes, 4th Sector, Phase I, an Eddleman Community, as recorded in Map Book 19, page 79 A & B, 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 Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 4th Sector, recorded as Inst. #1995-1906 in the Probate Office of Shelby County, Alabama (hereinafter referred to as "Probate Office").

SUBJECT TO:

1. Ad valorem taxes for the current year, which are a lien, but not yet due and payable.
2. Easements as shown by recorded plat, including an irregular easement along the Northwesterly side of lot.

Shelby County, AL 08/04/2014
State of Alabama
Deed Tax: \$214.00

3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111, page 408, in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 149, page 380 and Book 173, page 364, in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as to the SW 1/4 of SW 1/4, Section 9, Township 19, Range 1, including rights set out in Book 28, page 237 in Probate Office.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 19, pages 79 A & B; as Inst. #1994-17111 and as Inst. #1995-1906, in Probate Office.
7. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of lake property described within Inst. #1993-15705 in Probate Office.
8. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd, recorded in Instrument #1993-15704 in Probate Office.
9. Underground easement to Alabama Power Company as set out in Inst. #1997-19422 in Probate Office.
10. Cable Agreement as set out in Inst. #1997-33476 in Probate Office.
11. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable as set out in, and as referenced in deed(s) recorded in Inst. #1997-12352 in Probate Office.
12. All other rights-of-way, utility easements, restrictive covenants, liens, encumbrances and restrictions as may be of record in Probate Office.

TO HAVE AND TO HOLD such interest in the aforesaid property to the Grantee, her successors, assigns, heirs and legal representatives, forever.



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IN WITNESS WHEREOF, the Grantor has executed this deed on this 28 day of July, 2014.

Stewart P. Sadler
Stewart P. Sadler

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

The undersigned, a Notary Public in and for said county in said state, do hereby certify that Steven D. Sadler, 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 such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of July, 2014.

Ainta Williams Turner
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-20-2016

TITLE NOT EXAMINED
This instrument prepared by:
William L. Hinds, Jr.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203-2119

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Stewart P. Sadler
Mailing Address 122 Highland View Dr.
Birmingham, AL 35242

Grantee's Name Kathryn B. Sadler
Mailing Address 122 Highland View Drive
Birmingham, AL 35242

Property Address 122 Highland View Dr.
Birmingham, AL 35242

Date of Sale July 28, 2014
Total Purchase Price \$
or
Actual Value \$ 213,746.78
or
Assessor's Market Value \$

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
Sales Contract
Closing Statement
Appraisal
X Other Tax Assessor's value, (discounted for undivided fractional interest)

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 to property and their current mailing address.

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

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

Date of Sale - the date on which interest to 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, excluding 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).

Date July 29, 2014

Print Shirley B. Elliott

Unattested

Sign Shirley B. Elliott

(Grantor/Grantee/Owner/Agent) circle one

