

Send tax notice to:

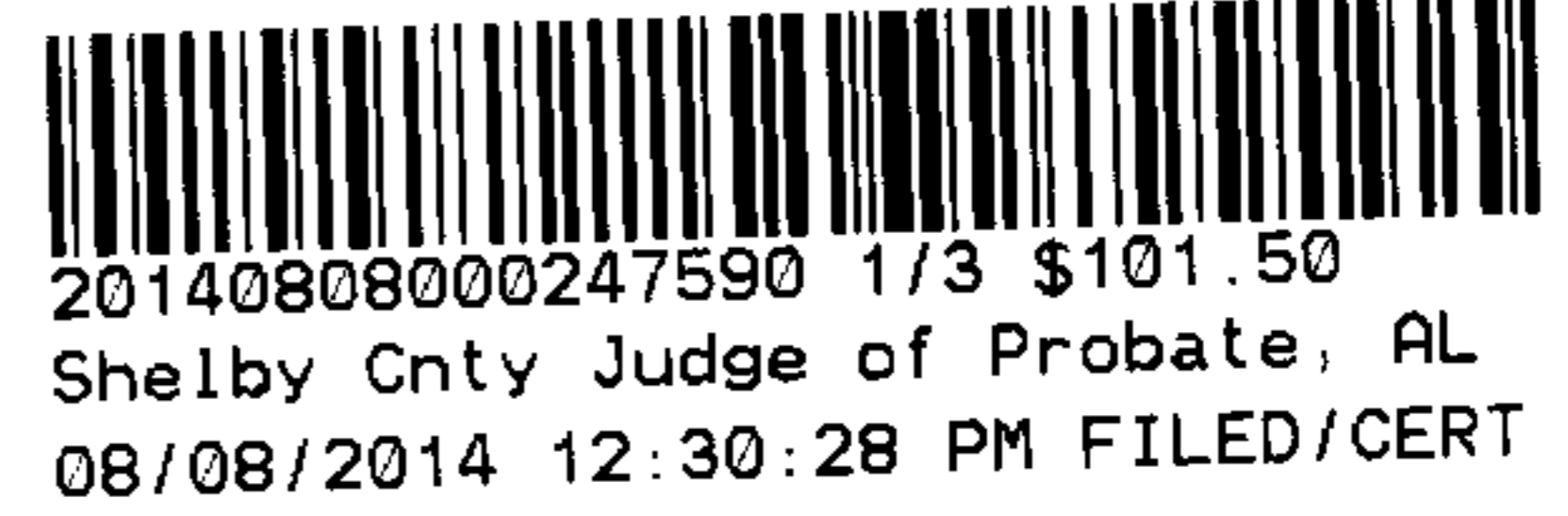
WADE F. WEBSTER
100 DUNSTAN DR
BIRMINGHAM, AL, 35242

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

2014379

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Seven Thousand and 00/100 Dollars (\$407,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOSEPH J. FRANKS, JR and CHRISTINA A. FRANKS, HUSBAND AND WIFE **whose mailing address is:**
1428 Cahaba River Parc, Birmingham AL 35243 (hereinafter referred to as "Grantors") by WADE F. WEBSTER and KELLY J. WEBSTER **whose mailing address is:** 100 DUNSTAN DR 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 31-20, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 31ST SECTOR, PHASE 1, AND EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. ALSO PART OF LOT 31-19, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 31ST SECTOR, PHASE I, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 34, PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID PART OF LOT 31-19 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE COMMON CORNER OF LOTS 31-19 AND 31-20 WHICH IS LOCATED ON THE CUL-DE-SAC, AT SOUTH END OF DUNSTAN DRIVE; THENCE RUN S 20 DEGREES 58 MINUTES 06 SECONDS E ALONG THE COMMON LINE OF SAID LOT FOR 41.84 FEET; THENCE RUN N 04 DEGREES 19 MINUTES 54 SECONDS W FOR 45.29 FEET TO A POINT ON SAID CUL-DE-SAC, THENCE TURN LEFT AND RUN SOUTHWESTERLY ALONG SAID CUL-DE-SAC LINE, HAVING A RADIUS OF 55.00 FEET, FOR 13.09 FEET TO THE POINT OF BEGINNING. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND 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, 31ST SECTOR, PHASE I, RECORDED IN INSTRUMENT NO. 20051215000649670, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

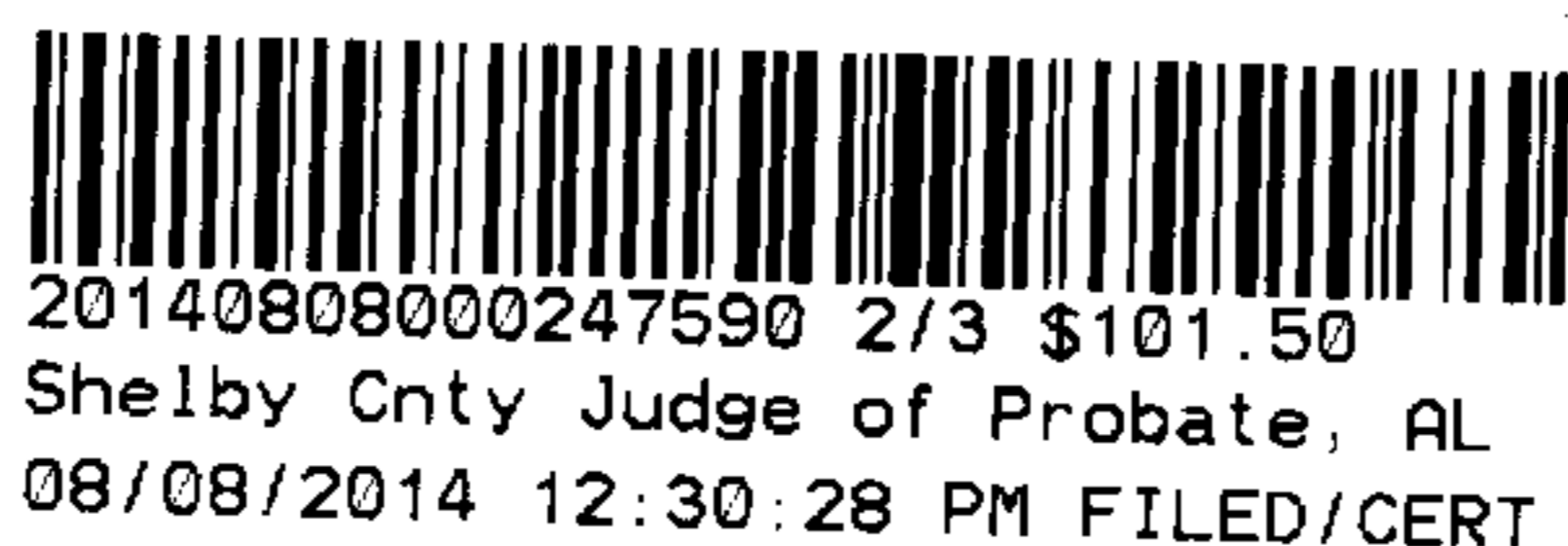
SUBJECT TO:

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. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1994-7111, AMENDED IN INST. NO. 1996-17543 AND IN INST. NO. 1999-31095; ALONG WITH ARTICLES OF

INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN RESIDENTIAL SUBDIVISION, 31ST SECTOR, PHASE 1, RECORDED IN INST. NO. 20051215000649670, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


3. 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, IN SAID PROBATE OFFICE.
4. EASEMENT 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.
5. RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS, RIGHTS, PRIVILEGES, IMMUNITIES AND LIMITATIONS AS APPLICABLE AS SET OUT IN AND AS REFERENCED IN INSTRUMENT NO. 20050422000192660, IN SAID PROBATE OFFICE.
6. SUBJECT TO THE PROVISIONS OF SECTION 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT OF THE FOLLOWING MINIMUM SETBACKS: A) FRONT, REAR AND SIDE SEBACK AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC.
7. RIGHT OF WAY 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 AND REAL VOLUME 31, PAGE 355, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA AS RECORDED IN BOOK 196, PAGE 246, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
9. AGREEMENT WITH ALABAMA POWER COMPANY AS TO COVENANTS PERTAINING THERETO, RECORDED AS INSTRUMENT NO. 1999-1186, IN SAID PROBATE OFFICE.
10. RIGHT OF RIPARIAN OWNERS IN AND TO THE USE OF LAKE, IF ANY.
11. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20050203000056300, IN SAID PROBATE OFFICE.
12. RIGHT OF WAY GRANTED TO BIRMINGHAM WATER AND SEWER BOARD AS SET FORTH IN INST. NO. 1997-4027 AND INST. NO 1996-25667, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
13. RELEASE OF DAMAGES AS RECORDED IN INST. NO. 20050505000214850, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN SAID PROBATE OFFICE.
14. SHELBY CABLE AGREEMENT RECORDED AS INSTRUMENT NO. 1997-33476, IN SAID PROBATE OFFICE.

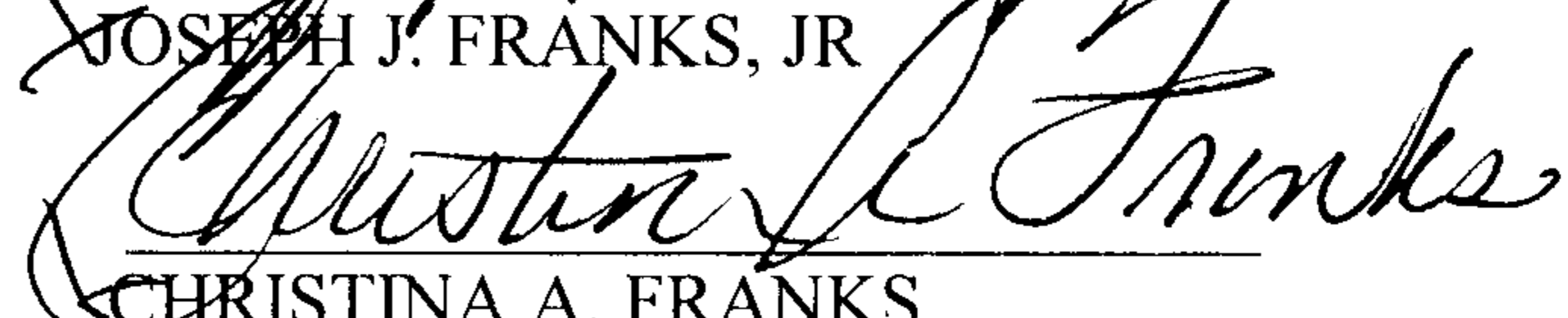
\$325,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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 30th day of July, 2014.



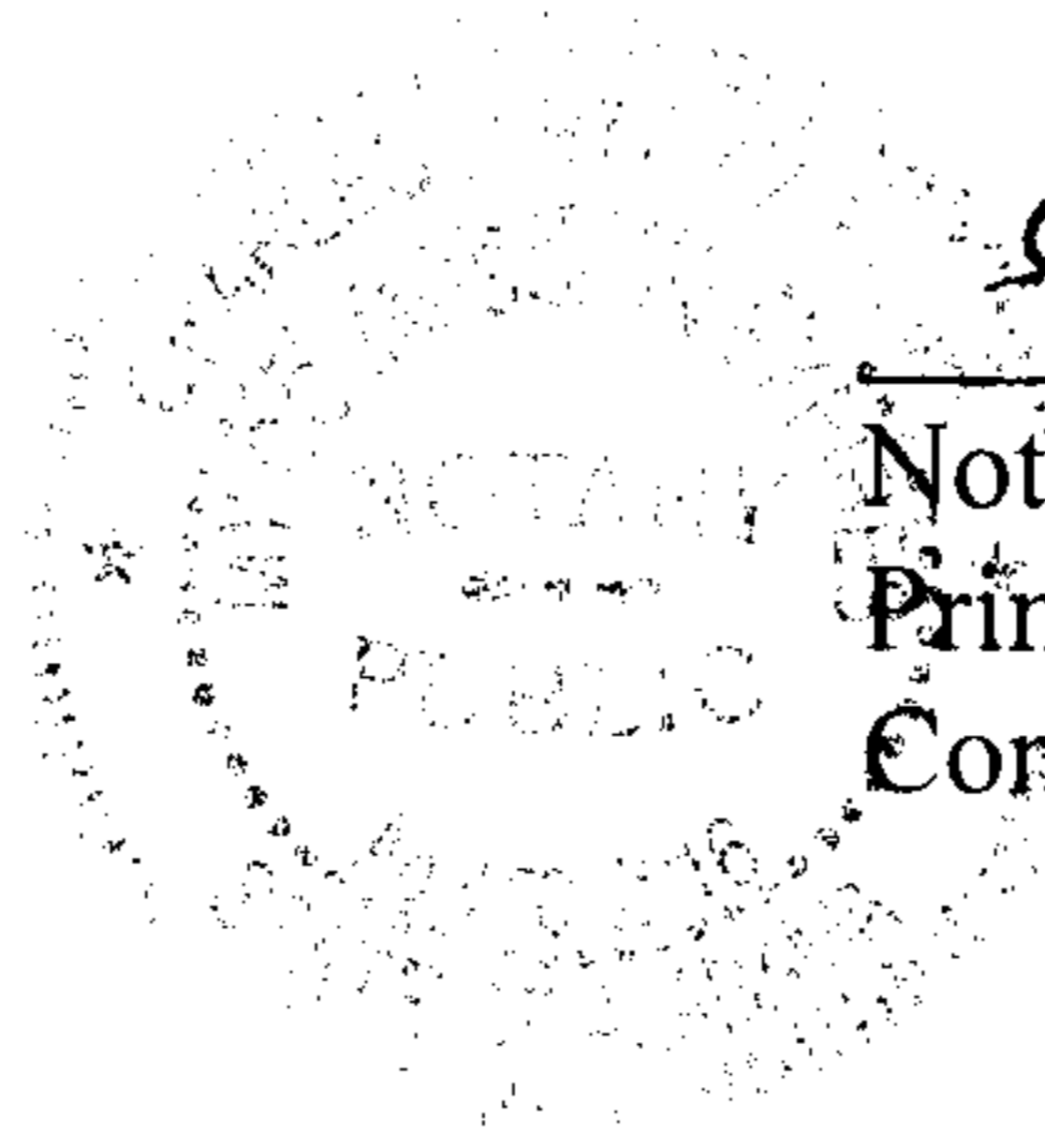
JOSEPH J. FRANKS, JR


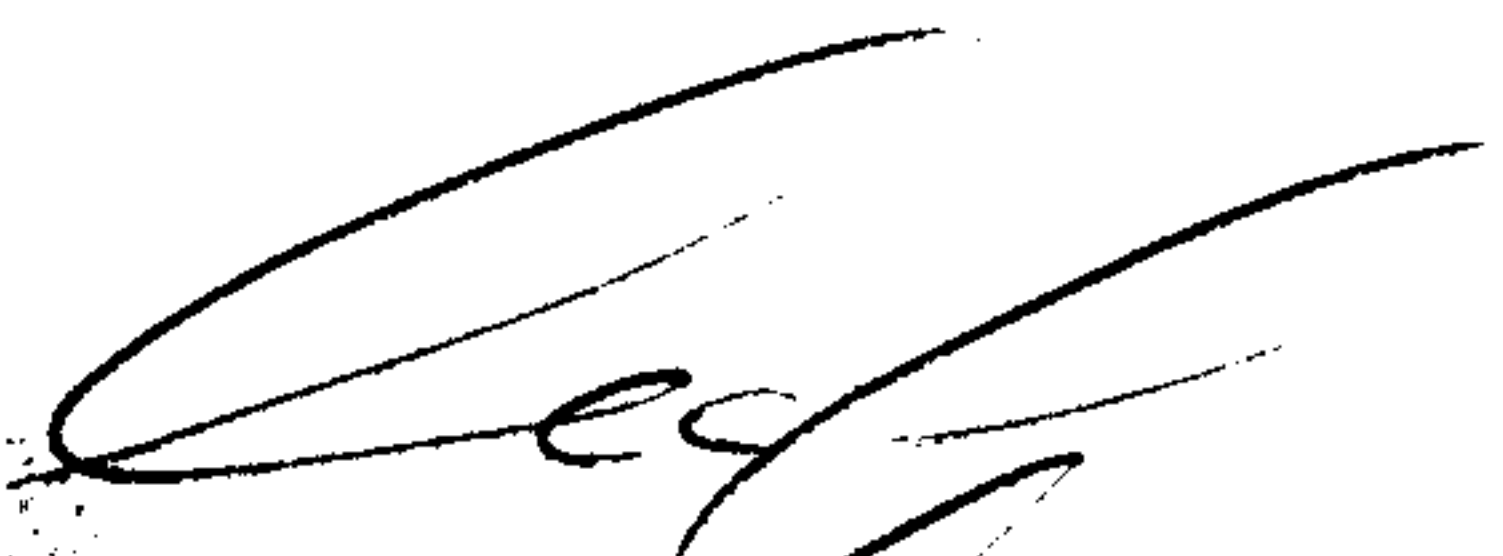
CHRISTINA A. FRANKS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH J. FRANKS, JR and CHRISTINA A. FRANKS, 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 30th day of July, 2014.





Notary Public
Print Name: Charles J. Stewart, Jr.
Commission Expires:

7-30-14


20140808000247590 3/3 \$101.50
Shelby Cnty Judge of Probate, AL
08/08/2014 12:30:28 PM FILED/CERT