


Send tax notice to:
JOHN C. CIEUTAT
128 SUTTON CIRCLE
BIRMINGHAM, AL 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2014667

WARRANTY DEED


20150108000008850 1/4 \$103.00
Shelby Cnty Judge of Probate, AL
01/08/2015 02:14:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Eight Thousand and 00/100 Dollars (\$398,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, WAYNE CREE and MARY J. CREE, HUSBAND AND WIFE **whose mailing address** is: 527 WINTERSIDE DRIVE, APOLLO BEACH, FL 33572 (hereinafter referred to as "Grantors") by JOHN C. CIEUTAT, JR. and CATHERINE CIEUTAT **whose mailing address** is: 128 SUTTON CIRCLE, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. PUBLIC UTILITY EASEMENT AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFERLINE AS SHOWN ON RECORDED PLAT.
3. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION WHICH PROVIDES, 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 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 JEFFERSON COUNTY, ALABAMA.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 24TH SECTOR, AS RECORDED IN INSTRUMENT NO. 20040430000226520, IN PROBATE OFFICE.
5. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 33, PAGE 34, IN SAID 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

Shelby County, AL 01/08/2015
State of Alabama
Deed Tax: \$80.00

- 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, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. SUBJECT TO THE PROVISION OF SECTIONS 2.3 AND 2.6 OF THE DECLARATION, THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING MINIMUM SETBACKS: (a) 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 GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 111, PAGE 408, BOOK 109, PAGE 70, BOOK 149, PAGE 380, BOOK 17, PAGE 364, BOOK 276, PAGE 670, BOOK 134, PAGE 408, BOOK 313, PAGE 212, BOOK 133, PAGE 210 & 212, REAL VOLUME 31, PAGE 355 AND INSTRUMENT NO. 1994-1186.
 9. RIGHT OF WAY TO SHELBY COUNTY ALABAMA AS RECORDED IN BOOK 196, PAGE 246 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 10. AGREEMENT WITH ALABAMA POWER COMPANY AS TO COVENANTS PERTAINING THERETO RECORDED AS INSTRUMENT NO. 1994-1186, IN SAID PROBATE OFFICE.
 11. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO HIGHLAND LAKE.
 12. 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 AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT NO. 1993-15705.
 13. EASEMENT(S) FOR INGRESS AND EGRESS FOR HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT LTD TO HIGHLAND LAKES PROPERTIES, LTD RECORDED AS INSTRUMENT NO. 1993-15704 IN SAID PROBATE OFFICE.
 14. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20040525000277580 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY
 15. VARIABLE EASEMENT THROUGH LOT AND ON REAR OF LOT LINE AS PER PLAT.
 16. BUILDING SET BACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 33, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
 17. BUILDING AND SETBACK LINES OF 15 FEET AS RECORDED IN MAP BOOK 33, PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ 318,400.00 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.


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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 18 day of December, 2014.



WAYNE CREE




MARY J. CREE


STATE OF Florida
COUNTY OF Hillsborough

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

Given under my hand and official seal this the 18 day of December, 2014.



Notary Public
Print Name: Diana Echeverry
Commission Expires: 9/12/2017

 Diana Echeverry
State of Florida
My Commission Expires 09/12/2017
Commission No. FF 53489



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Lot 2418, according to the Survey of Highland Lakes, 24th Sector, an Eddleman Community, as recorded in Map Book 33, Page 34, 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 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded as Instrument No. 20040430000226520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



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