

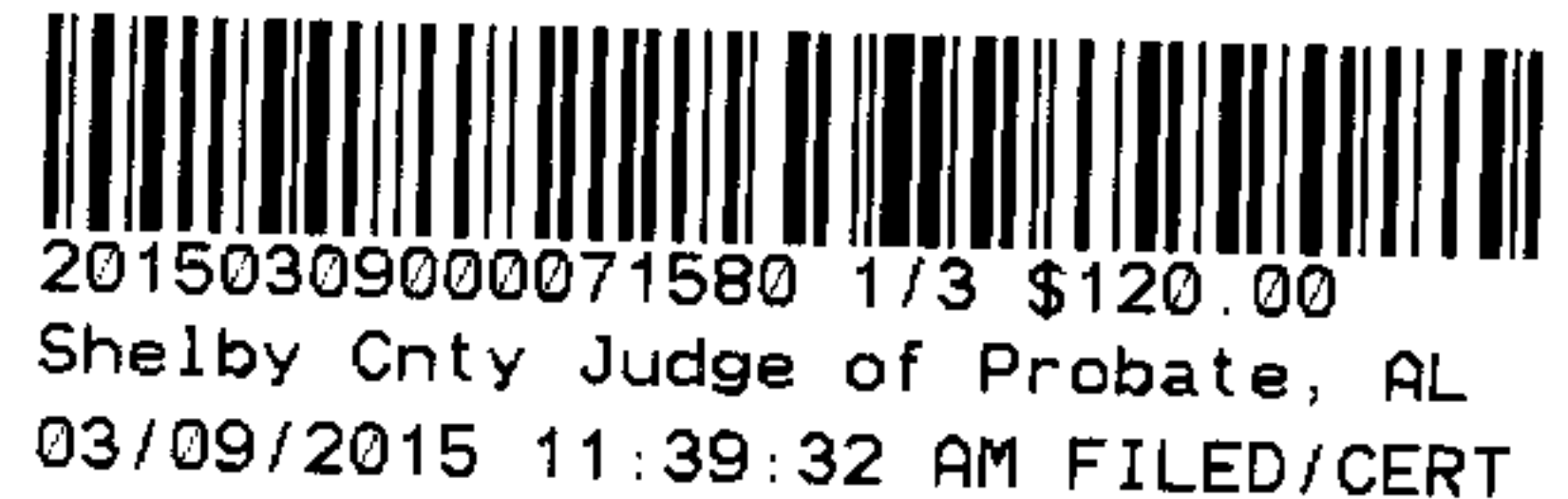
Send tax notice to:
BRANDON W. COLBURN
1009 WESTWICK CIRCLE
BIRMINGHAM, AL 35242

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

2015116

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Five Thousand and 00/100 Dollars (\$445,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PHILLIP G. WEDGWORTH and LAURA WEDGWORTH, SINGLE INDIVIDUALS **whose mailing address** is: 144 Thornberry Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors") by BRANDON W. COLBURN and JENNIFER A. COLBURN **whose mailing address** is: 1009 WESTWICK 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:

LOT 1204, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 12TH SECTOR, PHASE 1, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 26, PAGE 137, IN THE PROBATE OFFICE OF 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 INST #1994-07111 AND AMENDED IN INST. 1996-17543 AND INST. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFEREED TO AS, THE "DECLARATION").

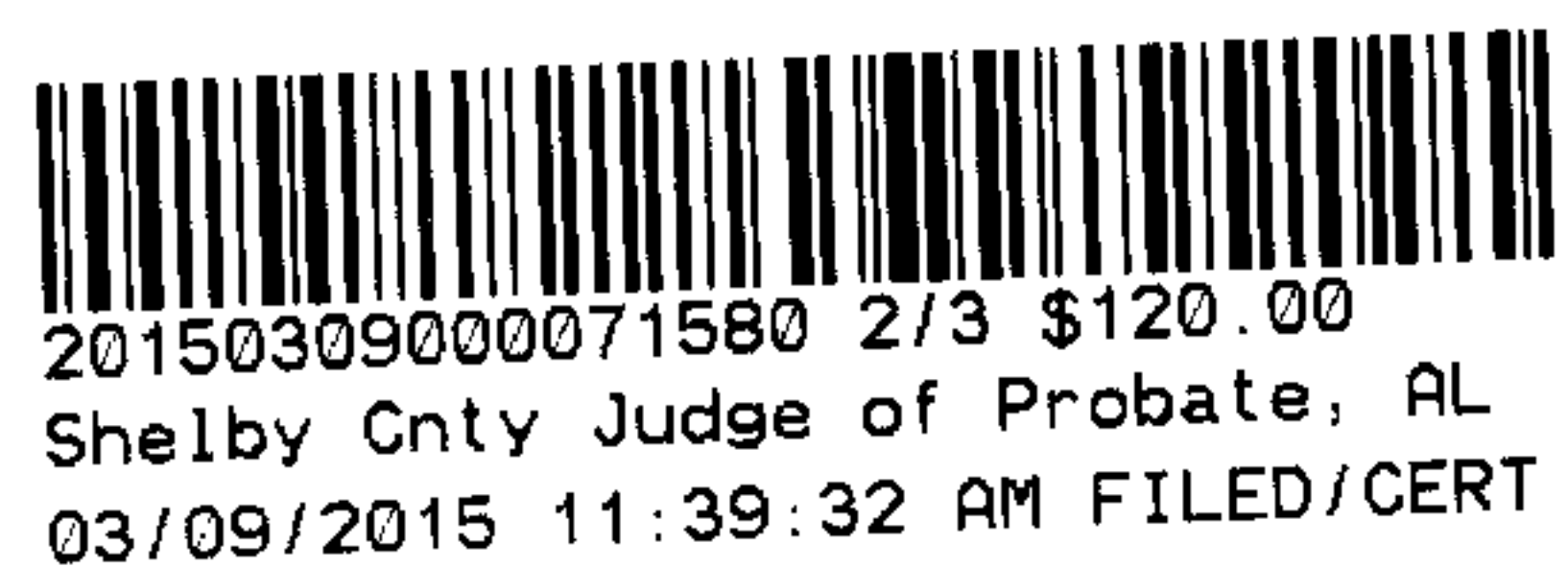
SUBJECT TO:

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. RESTRICTIONS AS SHOWN BY RECORDED MAP.
3. 20 FOOT EASEMENT ON AREA AND 15 FOOT EASEMENT ON EAST, AS SHOWN BY RECORDED MAP.
4. MAP BOOK 26, PAGE 137 SHOWS THE FOLLOWING RESERVATION: SINKHOLE PRONE AREAS.
5. 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 AS RECORDED IN INST. 1994-07111 AND AMENDED IN INST. 1996-17543 AND INST. 1999-31095, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ALONG WITH ARTICLES OF INCORPORATION OF HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INST. 9402-3947 IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

6. 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) FRONT SETBACK: 35 FEET, OR AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC; B) REAR SETBACK: 35 FEET; C) SIDE SETBACK: 10 FEET.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT 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 31, PAGE 355 AND INST. 1994-1186, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN BOOK 196, PAGE 246, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT LTD, TO HIGHLAND LAKES PROPERTIES, LTD, RECORDED IN INST. 1993-15704 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOLUME 81, PAGE 417, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS APPEARING OF RECORDED IN INST. 2000-20771, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN BOOK 28, PAGE 237, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD, RECORDED IN INST. 1997-4027 AND INST. 1996-25667, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. SHELBY CABLE AGREEMENT RECORDED IN INST. 1997-33746, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. LAKE EASEMENT AGREEMENT BETWEEN HIGHLAND LAKE PROPERTIES, LTD, AND HIGHLAND LAKE DEVELOPMENT, LTD., PROVIDING FOR EASMENT, USE BY OTHERS, AND MAINTENANCE OF LAKE PROPERTY DESCRIBED WITHIN INST. 1993-15705, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INST. 1999-40621, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$345,000.00 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 27th day of February, 2015.

Phillip G. Wedgworth
By and Through Laura Wedgworth
His Attorney in Fact

PHILLIP G. WEDGWORTH
BY AND THROUGH LAURA WEDGWORTH
HIS ATTORNEY IN FACT

Laura Wedgworth
LAURA WEDGWORTH

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Wedgworth whose name as Agent and Attorney in Fact for Phillip G. Wedgworth, 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 the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Phillip G. Wedgworth on the day the same bears date.

Given under my hand and official seal this the 27th day of February, 2014.

[Notary Seal]
[Signature]
30-16

20150309000071580 3/3 \$120.00
Shelby Cnty Judge of Probate, AL
03/09/2015 11:39:32 AM FILED/CERT