

Send tax notice to:
DONALD R. HILLIARD
1009 KINGS WAY
BIRMINGHAM, ALABAMA 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

2015352

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WILLIAM P. HUNTER, JR. and LYNDA F. HUNTER, HUSBAND AND WIFE whose mailing address is: 1009 Kings Way, Birmingham, Alabama 35242 (hereinafter referred to as "Grantors") by DONALD R. HILLIARD and LONITA P. HILLIARD whose mailing address is: 1009 KINGS WAY, BIRMINGHAM, ALABAMA, 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. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
3. 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 INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 28, PAGE 237; INSTRUMENT NO. 1998-7776; INSTRUMENT NO 1998-7777 AND INSTRUMENT NO. 1998-7778, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 25 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT
5. PUBLIC UTILITY EASEMENT AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFERLINE AS SHOWN ON RECORDED PLAT.
6. DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, WHICH PROVIDES, AMOUNG 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 AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO.

1999-31095, ALONG WITH ARTICLES OF INCORPORATION OF HIGHLANDS LAKES RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 9402/3947, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 25TH SECTOR, PHASE I, TO BE RECORDED IN SAID PROBATE OFFICE.
8. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 35, PAGE 3, IN SAID PROBATE OFFICE.
9. SUBJECT TO THE PROVISION OF SECTION 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.
10. RIGHT OF WAY TO BIRMINGHAM WATER AND SEWER BOARD AS RECORDED IN INSTRUMENT NO. 1997-4027 AND INSTRUMENT NO. 1996-25667, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY AND AGREEMENT WITH ALABAMA POWER COMPANY AS TO COVENANTS PERTAINING THERE TO, TO BE RECORDED IN SAID PROBATE OFFICE.
12. SHELBY CABLE AGREEMENT AS SET OUT IN INSTRUMENT NO. 1997-33476 IN SAID PROBATE OFFICE.
13. 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
14. EASEMENT(S) FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKE DEVELOPMENT, LTD. TO HIGHLAND LAKES PROPERTIES, LTD., RECORDED AS INSTRUMENT NO. 1993-15704 IN SAID PROBATE OFFICE.
15. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 20050505000214850, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
16. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 35, PAGE 3, IN SAID PROBATE OFFICE.
17. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENTS RECORDED IN MAP BOOK 35, PAGE 3 IN PROBATE OFFICE.

\$0.00 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 9th day of June, 2015.

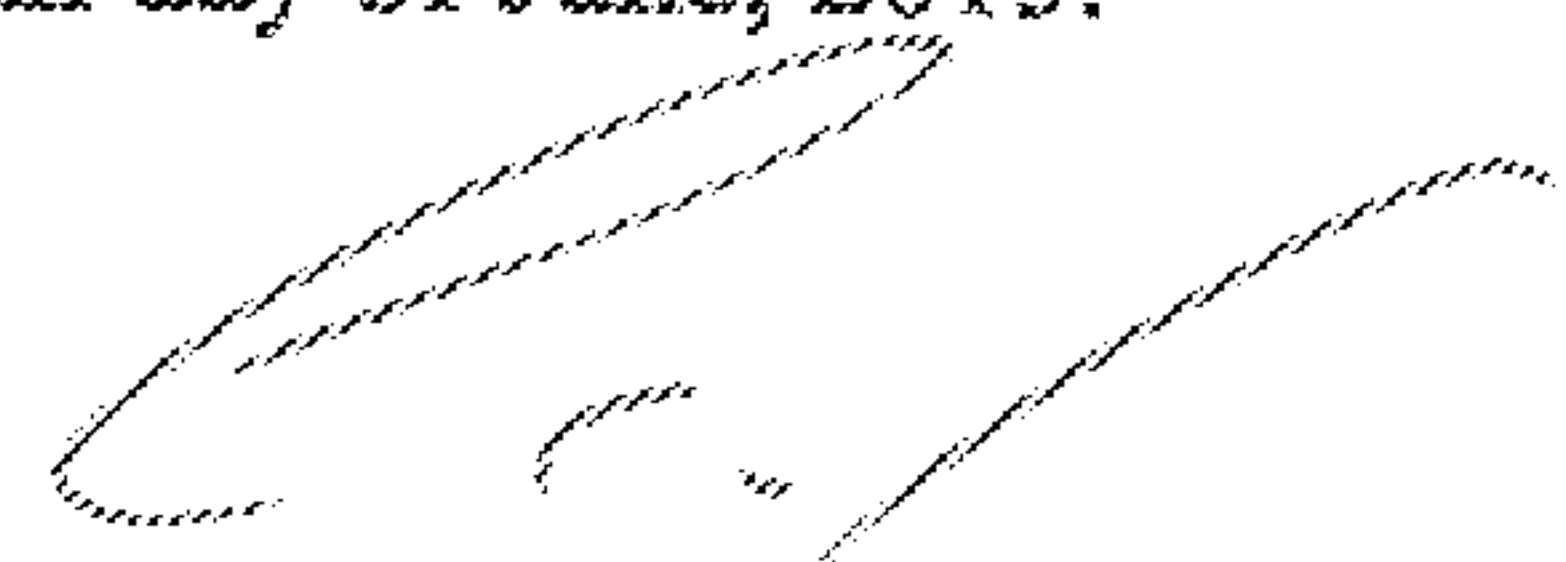

WILLIAM P. HUNTER, JR.


LYNDA F. HUNTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that WILLIAM P. HUNTER, JR. and LYNDA F. HUNTER 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 9th day of June, 2015.



Notary Public
Print Name:
Commission Expires: 3-16


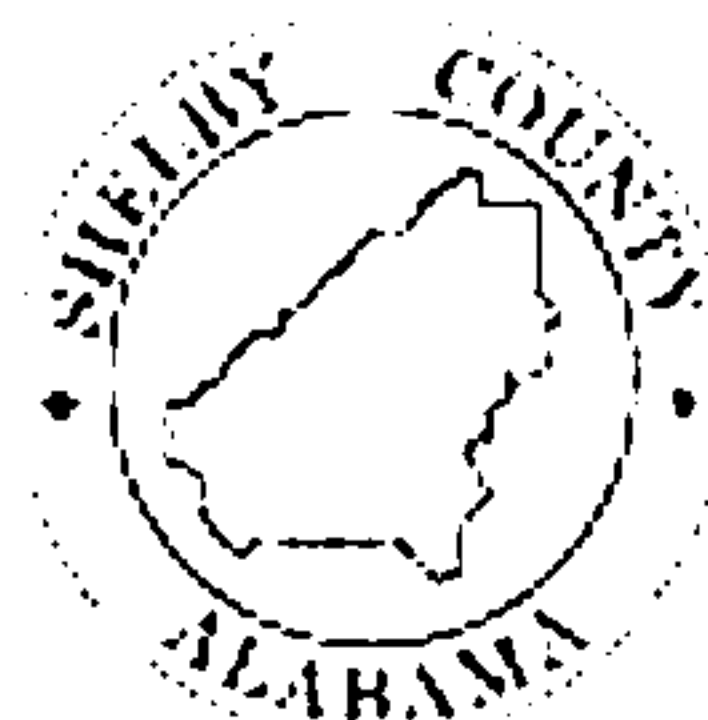


EXHIBIT "A"

Lot 2505, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, 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, 25th Sector, Phase I to be recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/15/2015 12:30:10 PM
\$323.00 CHERRY
20150615000199190

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the County Clerk.