20150731000262840
07/31/2015 09:27:08 AM
DEEDS 1/3

THEODORE L. GREGG, II
1067 BALDWIN LANE
BIRMINGHAM, AL 35242

CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015490

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Two Thousand Seven Hundred Fifty and 00/100 Dollars ($372,750.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID B. WILSON, A SINGLE INDIVIDUAL, and VICKI SPIGENER, fka VICKI H. WILSON, and HUSBAND, KEITH SPIGENER, **whose mailing address** is: PO Box 381451 Birmingham AL 35238 (hereinafter referred to as "Grantors") by THEODORE L. GREGG, II and TINA M. GREGG **whose mailing address** is: 1067 BALDWIN LANE, 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. 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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 28, PAGE 237 AND INSTRUMENT #1999-40620, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 10 FOOT EASEMENT ALONG REAR OF SAID LOT AS PER PLAT.
4. PUBLICE UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING ANY TREE BUFFERLINE AS SHOWN ON RECORDED PLAT.
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 AND CONDITONS BEING SET OUT IN INSTRUMENT RECORDED IN NO. 1994-07111, AMENDED IN INSTRUMENT NO. 1996-17543 AND FURTHER AMENDED IN INSTRUMENT NO.1999-31095, IN SAID PROBATE OFFICE OF SHELBY COUNTY ALABAMA, ALONG 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 SHELBY COUNTY ALABAMA.
6. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 28TH SECTOR AS RECORDED IN INSTRUMENT NO. 20041190000615190, IN SAID PROBATE OFFICE.
7. SUBDIVISION RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 34, PAGE 30, IN SAID PROBATE OFFICE.
8. SUBJECT TO THE PROVISIONS OF SECTIONS 2.3 AND 2.6 OF THE DECLARATION, THE PROBATE SHALL BE SUBJECT TO THE FOLLOWING

MINIMUM SETBACKS: (a) AS PER PLOT PLAN WHICH MUST BE APPROVED BY THE ARC.

9. 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.
10. EASEMENT(S) FOR INGRESS AND EGRESS TO SERVE HIGHLAND LAKES DEVELOPMENT EXECUTED BY HIGHLAND LAKES DEVELOPMENT, LTD., TO HIGHLAND LAKES PROPERTIES, LTD., RECORDED IN INSTRUMENT NO. 1993-15704 IN SAID PROBATE OFFICE.
11. CABLE AGREEMENT SET OUT IN INSTRUMENT NO. 1997-19422 IN SAID PROBATE OFFICE.
12. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT NO. 1999-40620 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. CONDITIONS, RESTRICTIONS AND LIMITATIONS AS SET OUT IN THAT INSTRUMENT RECORDED AS INSTRUMENT NO. 20040823000471380.
14. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 95, PAGE 503 AND DEED BOOK 196, PAGE 246 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
15. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408; DEED BOOK 109, PAGE 70; DEED BOOK 149, PAGE 380; DEED BOOK173, PAGE 364; DEED BOOK 276, PAGE 670; DEED BOOK 134, PAGE 408; DEED BOOK 133, PAGE 212; DEED BOOK 133, PAGE 210; DEED BOOK 31, PAGE 355 AND INSTRUMENT NO. 1994-1186 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

$ 354,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

VICKI SPIGENER AND VICKI H WILSON ARE ONE AND THE SAME PERSON.

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, 2015.

DAVID B. WILSON

VICKI SPIGENER

KEITH SPIGENER

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID B. WILSON and VICKI SPIGENER and KEITH SPIGENER 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 30th day of July, 2015.

Notary Public
Print Name:
Commission Expires: 3-16

LEGAL DESCRIPTION
EXHIBIT "A"

Lot 2822, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, 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 and amended in Instrument No. 1996-17543, and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument No. 20041109000615190, 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
07/31/2015 09:27:08 AM
$39.00 CHERRY
20150731000262840