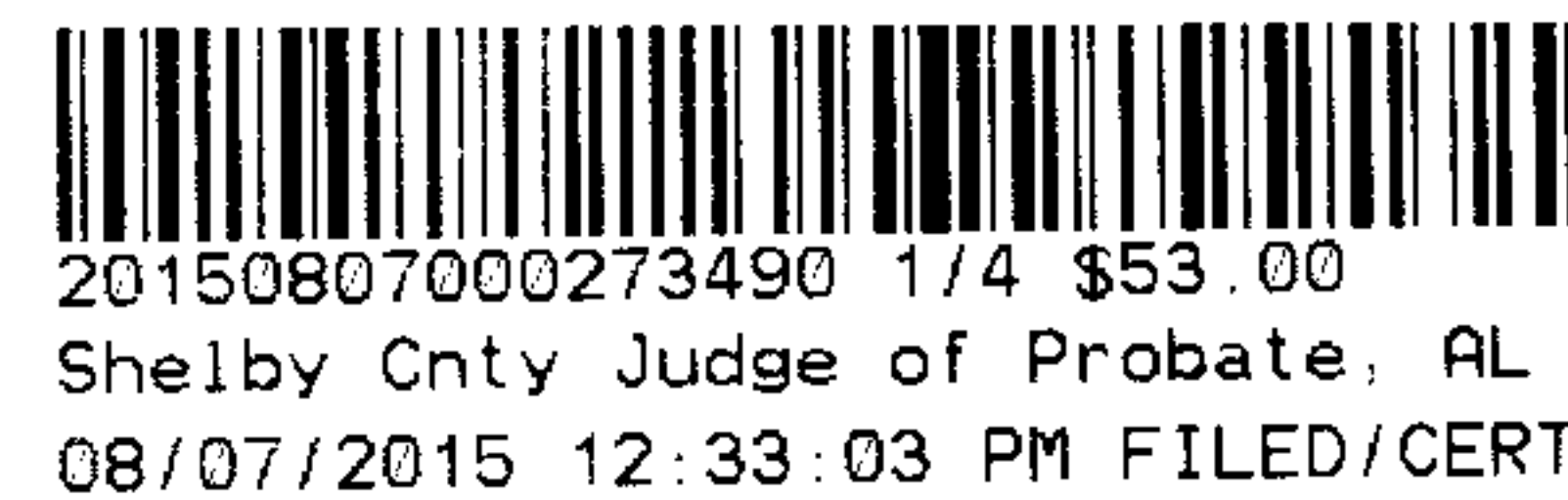


**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Thomas Harlan Smith, Jr. and Nancy K. Smith  
2058 Knollwood Pl  
Birmingham, AL 35242



**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this August 4, 2015,** That for and in consideration of **THREE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$352,500.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned **LARRY R. SIMMONS and TABITHA K. SIMMONS,** husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **THOMAS HARLAN SMITH, JR. and NANCY K. SMITH,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 1412, according to the Map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, 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 Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declarations of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 14<sup>th</sup> Sector, recorded as Instrument #20021101000539740, 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. General and special taxes or assessments for the year 2014 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Subject to all matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 30, Page 74 A & B.
7. Restrictions, covenants and conditions as set out in instrument(s) recorded as Inst. #1994-7111, Inst. #1996-17543 and Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, along with


Shelby County, AL 08/07/2015  
State of Alabama  
Deed Tax: \$30.00

Highland Lakes Residential Association, Inc. recorded as Inst. #9402/3947 in the Probate Office of Jefferson County, Alabama.

8. Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 14<sup>th</sup> Sector, as recorded as Instrument #20021101000539740, in said Probate Office.
9. Right(s) of Way(s) granted to Birmingham Water and Sewer Board by instrument(s) recorded in Inst. No. 1997-4027; Inst. No. 1996-25667 and Inst. No.2000-12490.
10. Release of damages as set out in Inst. #1999-40619.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 28, Page 237.
12. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument #1993-15705.
13. Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704.
14. Agreement for Cable as set out in Inst. #1997-33476.
15. Easement to Alabama Power Company by instrument recorded in Inst. #2001-22920
16. Restrictive Covenant and Distribution Easement to Alabama Power Company as set out in Inst. No. 2001-22920.
17. Disclaimer regarding sink holes filed for record in Instrument 20021217000631220 and any loss, charges, fees, expenses incurred by said sink holes, if any.


**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.


**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

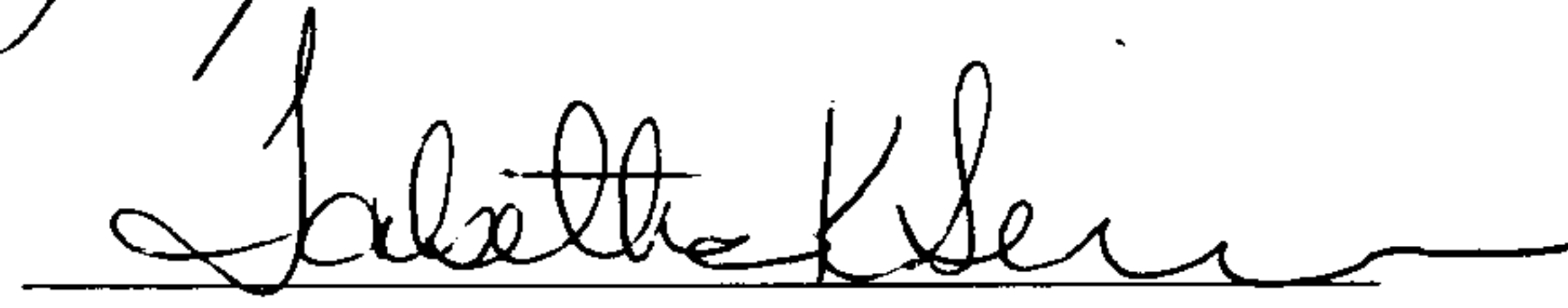
  
20150807000273490 2/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
08/07/2015 12:33:03 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 4, 2015.

**GRANTORS:**

  
Larry R. Simmons

  
20150807000273490 3/4 \$53.00  
Shelby Cnty Judge of Probate, AL  
08/07/2015 12:33:03 PM FILED/CERT

  
Tabitha K. Simmons

**STATE OF ALABAMA  
COUNTY OF SHELBY**

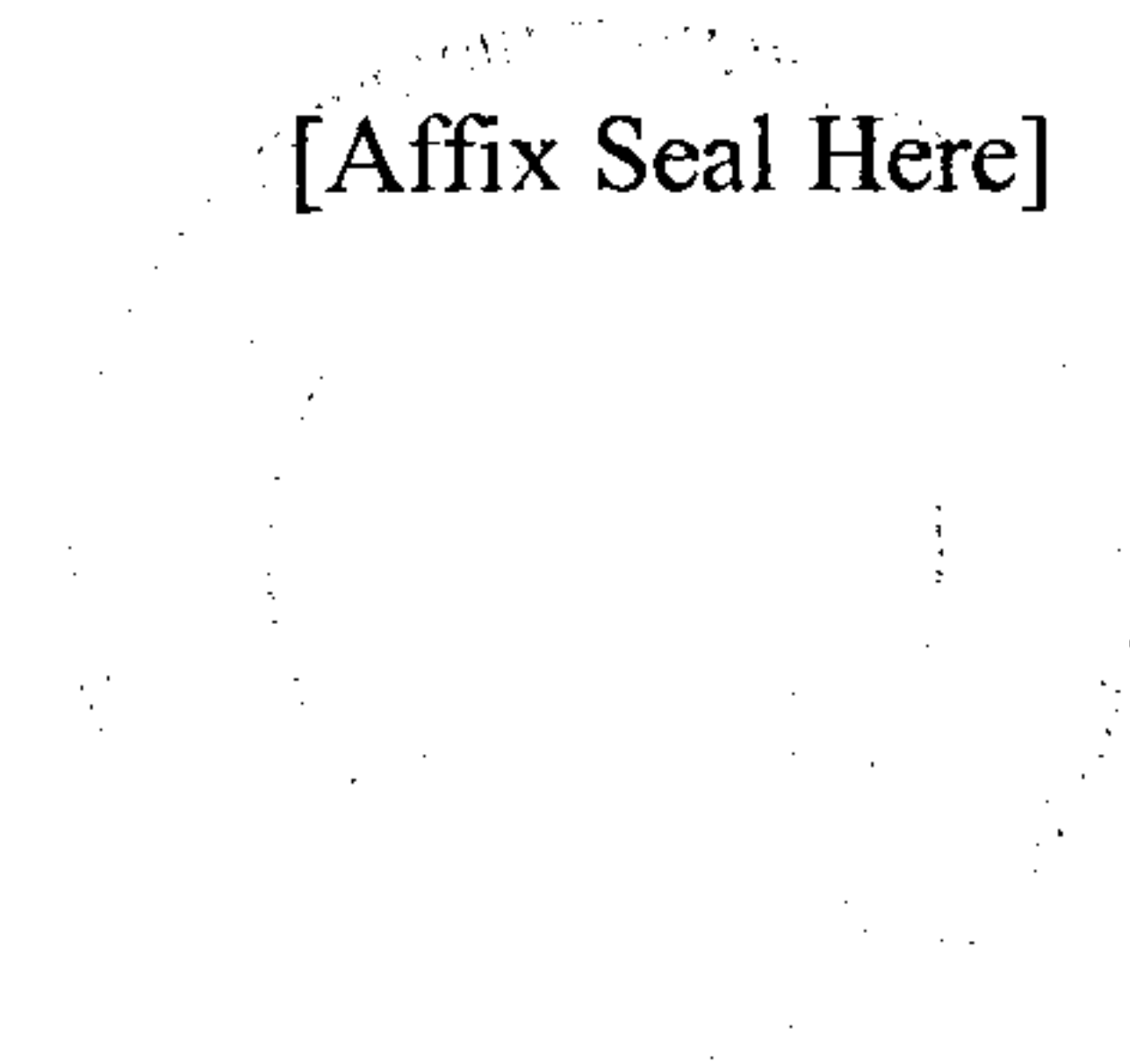
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Larry R. Simmons and Tabitha K. Simmons, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Larry R. Simmons and Tabitha K. Simmons each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 4, 2015.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Larry R. Simmons  
Mailing Address Tabitha K. Simmons  
2058 Knollwood Place  
Birmingham, AL 35242

Grantee's Name Thomas Harlan Smith, Jr.  
Mailing Address Nancy K. Smith  
2058 Knollwood Place  
Birmingham, AL 35242

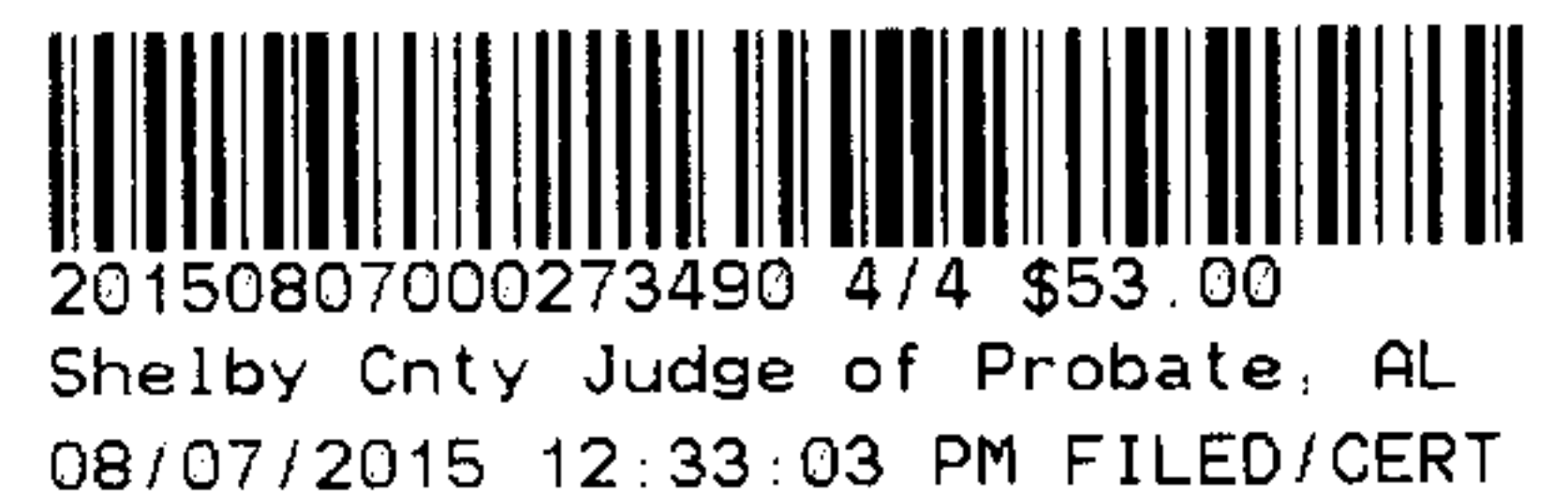
Property Address 2058 Knollwood Place  
Birmingham, AL 35242

Date of Sale 8/4/15  
Total Purchase Price \$ 352,500.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other \_\_\_\_\_



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/4/15

Print C. Ryan Sparks

Unattested  
\_\_\_\_\_  
(verified by)

Sign [Signature]  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one