

Send tax notice to:
DAVID SUMNER
104 COURTSIDE DRIVE
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

2015588

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand Five Hundred and 00/100 Dollars (\$260,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES R. ANDREWS, JR., A SINGLE INDIVIDUAL, whose mailing address is: 2473 Niles Lane Auburn AL 36832 (hereinafter referred to as "Grantors") by DAVID SUMNER and ELIANA ZABALETA whose mailing address is: 104 COURTSIDE DRIVE, 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:

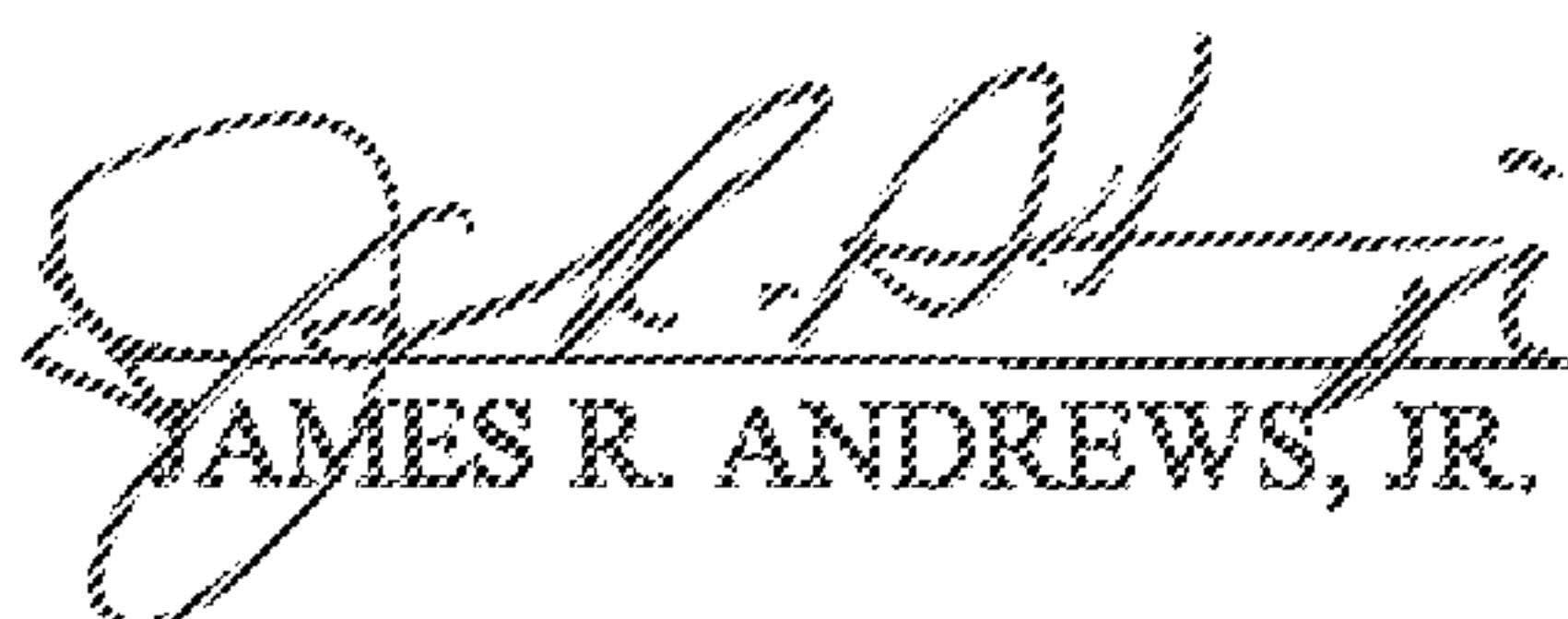
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM RECORDED IN MAP BOOK 28, PAGE 103, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, RIGHTS RESERVED IN DEED BOOK 121, PAGE 294 AND DEED BOOK 28, PAGE 581.
4. DECLARATION OF AGREEMENTS, COVENANTS, RESTRICTIONS, EASEMENTS, AND CONDITIONS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OF COURTSIDE AT BROOK HIGHLAND, A CONDOMINIUM, AS RECORDED IN INST. #20020521000241450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INST. #200251000223920, AND AS AMENDED BY THE AMENDMENT THERETO RECORDED AS INST. #20020521000241460, IN SAID PROBATE OFFICE AND AS FURTHER AMENDED BY THE CORRECTIVE AMENDMENT RECORDED AS INST. #20020521000241470, IN SAID PROBATE OFFICE (THE "COURTSIDE DECLARATION")
5. RIGHTS OF PARTIES IN LAND AND ALL COMMON ELEMENTS AS SET FORTH IN THE COURTSIDE DECLARATION.
6. BY-LAWS, RULES, REGULATIONS, RESTRICTIONS, COVENANTS, AND MISCELLANEOUS PROVISIONS OF BY-LAWS OF COURTSIDE AT BROOK HIGHLAND ASSOCIATION, INC. AS RECORDED AS EXHIBIT B TO THE COURTSIDE DECLARATION IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "COURTSIDE BY-LAWS")
7. PROVISIONS AND POWERS AS SET FORTH IN THE ARTICLES OF INCORPORATION OF COURTSIDE AT BROOK HIGHLAND ASSOCIATION, INC. RECORDED IN INST. NO. 2001-29968, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "COURTSIDE ARTICLES").
8. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN REAL 207, PAGE 380; IN REAL 220, PAGE 521; AND IN REAL 220, PAGE 532.
9. RECIPROCAL EASEMENT AGREEMENT BETWEEN AMSOUTH BANK, N.A., AS ANCILLARY TRUSTEE FOR NCBN NATIONAL BANK OF NORTH CAROLINA AS

- TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INST. DATED APRIL 14, 1987 AND RECORDED IN REAL 125, PAGE 249.
10. BROOK HIGHLAND COMMON PROPERTY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN REAL 307, PAGE 950.
 11. DECLARATION OF PROTECTIVE COVENANTS FOR THE "WATERSHED PROPERTY", WHICH PROVIDES, AMONG OTHER THINGS, FOR AN ASSOCIATION TO BE FORMED TO ASSESS AND MAINTAIN THE WATERSHED MAINTENANCE AREAS, ETC, OF THE DEVELOPMENT AS SET OUT IN INST. RECORDED IN REAL 194, PAGE 54
 12. DRAINAGE AGREEMENT BETWEEN AMSOUTH BANK, N.A., AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE OF THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND EDDLEMAN AND ASSOCIATES, AS SET OUT IN INST. RECORDED IN REAL 125, PAGE 238.
 13. EASEMENT FOR SANITARY SEWER LINES AND WATER LINES IN FAVOR OF THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM AS RECORDED IN 194, PAGE 1.
 14. RECIPROCAL EASEMENT AGREEMENT BETWEEN AMSOUTH BANK, N.A., AS ANCILLARY TRUSTEE FOR NCNB NATIONAL BANK OF NORTH CAROLINA AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO AND BILLY AND DOUGLAS EDDLEMAN, AS SET OUT IN INST #1993-32011, AND IN REAL 220, PAGE 339.
 15. AGREEMENT CONCERNING ELECTRIC SERVICE TO NCNB/BROOK HIGHLAND AND ALABAMA POWER COMPANY AS RECORDED IN REAL 306, PAGE 119.
 16. EASEMENT AGREEMENT RECORDED IN INST. #2002510000223870.
 17. RESTRICTIVE COVENANTS AS RECORDED IN REAL 181, PAGE 995.
 18. RELEASE OF DAMAGES AS RECORDED IN INST. #1998-15836.

§ 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 14th day of September, 2015.



 JAMES R. ANDREWS, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES R. ANDREWS, JR. 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 14th day of September, 2015.

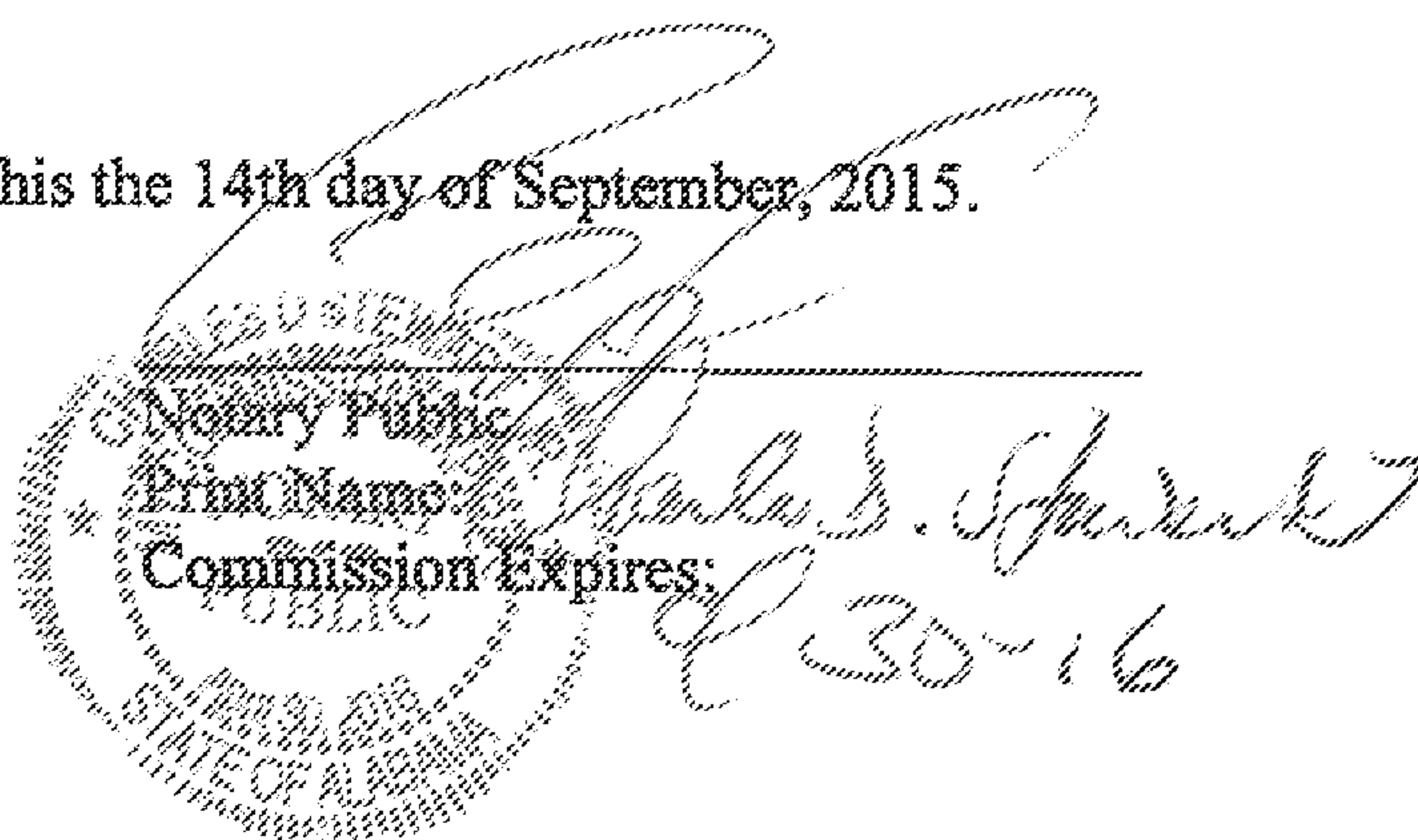

 Notary Public
 Print Name: James R. Andrews, Jr.
 Commission Expires: 09-30-16

EXHIBIT "A"

Unit 10 in Courtside at Brook Highland, a condominium, as established by that certain Declaration of Condominium of Courtside at Brook Highland, a condominium, which is recorded as Instrument #20020521000241450, in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument #20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument #20020521000241470, in said Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by K.B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of Condominium recorded as Instrument #20020521000241450 and which is also separately recorded in Map Book 28, Page 103, in said Probate Office.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2015 02:05:12 PM
\$280.50 CHERRY
20150915000323360

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister".