

Send tax notice to:
FRANCES M. SMITH
1051 HIGHLAND VILLAGE TRAIL
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

2015576

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Nine Thousand and 00/100 Dollars (\$539,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MICHAEL L. TARWATER, AN UNMARRIED MAN whose mailing address is: 1051 Highland Village Trail Birmingham Al. 35242 (hereinafter referred to as "Grantors") by FRANCES M. SMITH and AUTRY G. SMITH whose mailing address is: 1051 HIGHLAND VILLAGE TRAIL, 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 70, according to the 2nd Amendment to the amended Map of Single Family Residential Subdivision The Village at Highland Lakes, Sector One, an Eddleman Community, as recorded in Map Book 38, Page 24 A,B,C,D,E, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, Common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for the Village at the Highland lakes, a residential Subdivision, recorded in Instrument #20060421000186650, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is herein after collectively referred to as, the "Declaration").

SUBJECT TO:

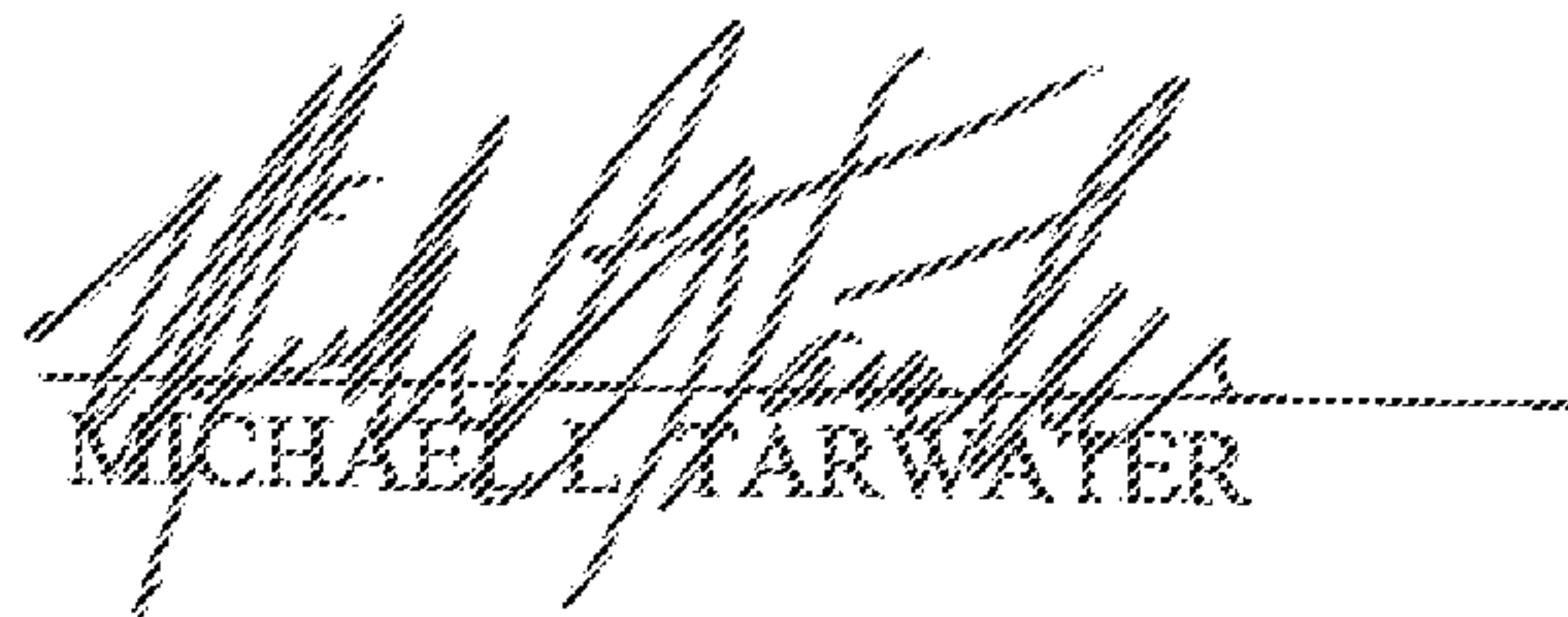
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXECISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 81, PAGE 417.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 196, PAGE 237, 248 AND 254 AND INST # 20060630000314890; INST # 20060630000315260 AND IN INST # 20060630000315270 AND INST # 20080401000130220.
4. EASEMENT TO SHELBY COUNTY RECORDED IN INST # 1992-15747 AND INST # 1992-24264
5. RIGHT OF WAY FOR ROADWAY AS SET FORTH IN REAL 103, PAGE 844 AND MAP BOOK 3, PAGE 148.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENTS RECORDED IN INST#20041202000659280; INST # 20060224000089280; INST#20060421000186650; INST # 20060421000186670 AND AMENDED IN INST # 20060712000335740
7. DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN INST # 20041202000659280 AND AMENDED IN INST # 20060524000244790.
8. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INST # 20050803000394300

9. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 905 AND DEED BOOK 139, PAGE 569, AND DEED BOOK 134, PAGE 411.
10. INGRESS AND EGRESS EASEMENTS AS RECORDED IN REAL BOOK 321, PAGE 812.
11. NOTES AND RESTRICTIONS AS SET OUT PER MAP BOOK 36, PAGE 95 A-E, MAP BOOK 37, PAGE 17 A-E, AND MAP BOOK 37, PAGE 73 AND MAP BOOK 37, PAGE 139.
12. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN INST # 20060630000314890; 20060630000315260; 20060630000315270.
13. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS IN FAVOR OF ALABAMA POWER COMPANY RECORDED IN INSTRUMENTS # 20060828000422180; 20060828000422190; 20061212000601650; 20071108000516450.
14. ARTICLES OF INCORPORATION OF HIGHLAND VILLAGE RESIDENTIAL ASSOCIATION AS RECORDED IN INSTRUMENT 20060314000120380 AND RERECORDED IN LR200605, PAGE 6696.
15. ARTICLES OF INCORPORATION OF THE VILLAGE OF HIGHLAND LAKES IMPROVEMENT DISTRICT RECORDED AS INST # 20051209000637840 AND THE NOTICE OF FINAL ASSESSMENT OF REAL PROPERTY RECORDED AS INST # 20051213000644260.
16. RESERVATIONS, LIMITATIONS, CONDITIONS AND RELEASE OF DAMAGES RECORDED IN INST # 20110701000191980
17. 10 FOOT EASEMENT ALONG WEST LOT LINE PER PLAT
18. 7.5 FOOT EASEMENT ALONG NOTH LOT LINE PER PLAT
19. MEMORANDUM OF SEWER SERVICE AGREEMENTS REGARDING THE VILLAGE AT HIGHLAND LAKES IN FAVOR OF DOUBLE OAK WATER RECLAMATION, LLC RECORDED IN INST # 20121107000427760.

\$350,000.00 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 15th day of September, 2015.


MICHAEL L. TARWATER

STATE OF ALABAMA
COUNTY OF SHELBY

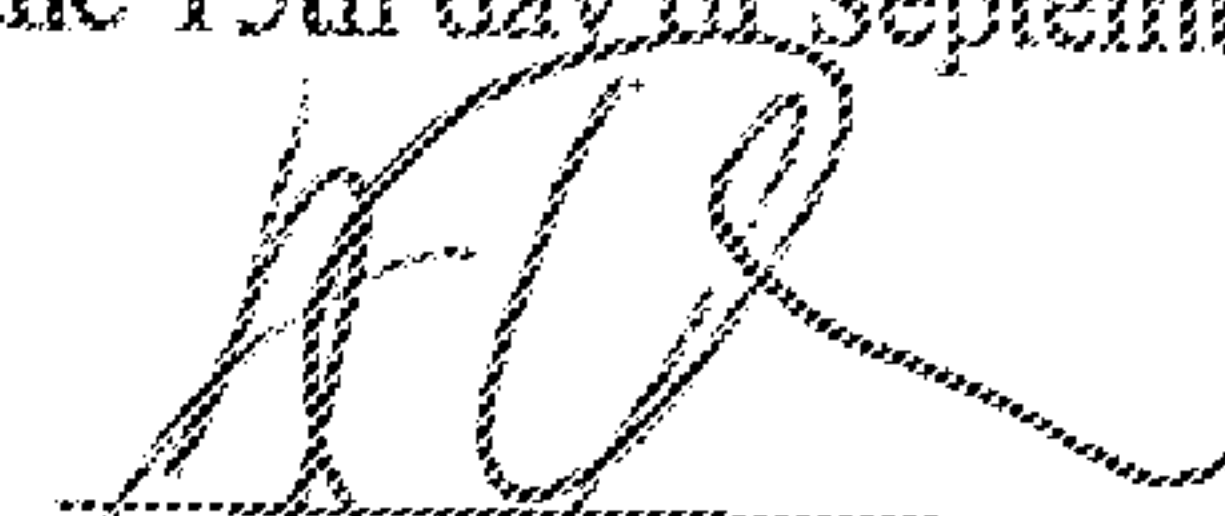


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/16/2015 11:03:17 AM
\$206.00 CHERRY
20150916000324580



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL L. TARWATER 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 15th day of September, 2015.


Notary Public
Print Name: Kary L. Siskman
Commission Expires: 8/26/2016

