

Send tax notice to:
JAMES A. ROSE, JR.
1266 Highland Lakes 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

2015594T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, STEVEN D. SANDERS and CHRISTY M. SANDERS, HUSBAND AND WIFE whose mailing address is: 8109 Castlehill Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by JAMES A. ROSE, JR. and DAWN M. ROSE whose mailing address is: 1266 Highland Lakes 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 209, according to the map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 20, Page 150 of the Probate Records of Shelby 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, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Articles of Incorporation of Highland Lakes Homeowners' Association, Inc., recorded in Official Records Instrument 9402-3947, of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1994-07111, Instrument 1995-10928, Instrument 1996-10928, Instrument 1996-17543, Instrument 1999-31095, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. 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 as Instrument Book 28, Page 237, in said Probate Office.

7. Subject to the provision of Sections 2.3 and 2.6 of the Declaration the property shall be subject to the following minimum setbacks: (a) Front setback: as per plot plan which must be approved by the ARC; (b) Rear setback: 35 feet (c) Side setback: 15 feet
8. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111, page 408, Book 109, page 70 ; Book 149, page 380; Book 173, page 364, Book 276, page 670, Book 134, page 408, Book 133, page 212, Book 133, page 210, and Real Volume 31, page 355 in said Probate Office.
9. Right(s) of Way(s) granted to Shelby County, Alabama, by instrument(s) recorded in Book 196, page 246 in said Probate Office.
10. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Instrument #1994-1186, in said Probate Office.
11. Rights of riparian owners in and to the use of Lake if any.
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 in said Probate Office.
13. Easement 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 in said Probate Office.

\$417,000.00 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 13th day of October, 2015.

[Signature]
STEVEN D. SANDERS

[Signature]
CHRISTY M. SANDERS
BY AND THROUGH STEVEN D. SANDERS
HER ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN D. SANDERS 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 13th day of October, 2015.

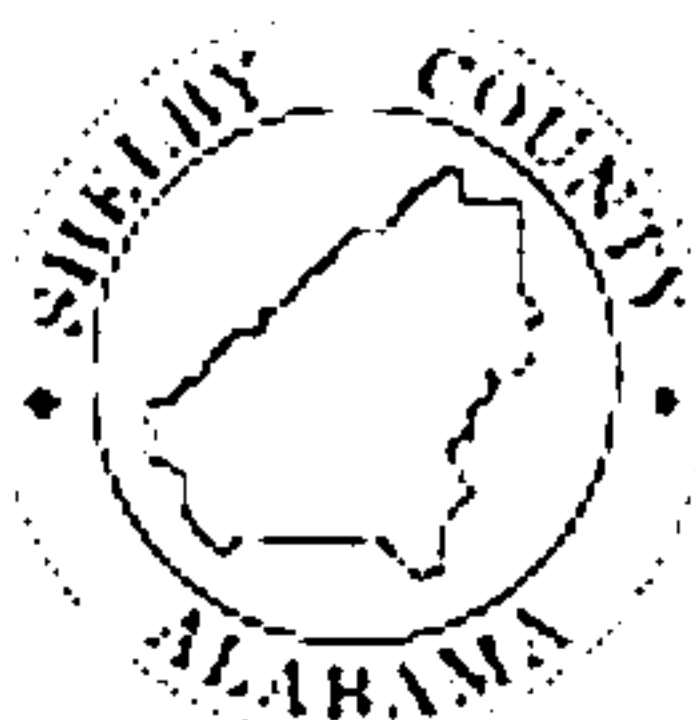
[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *10/30/16*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN D SANDERS whose name as Agent and Attorney in Fact for CHRISTY M. SANDERS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, HE executed the same voluntarily in HIS capacity as Attorney in Fact for CHRISTY M. SANDERSON the day the same bears date.

Given under my hand and official seal this the 13th day of October, 2015

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *10/30/16*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/15/2015 09:46:46 AM
\$53.00 CHERRY
20151015000360480

[Signature]