

Send tax notice to:
GEORGE E. GILMORE, JR.
1028 BLUESTONE WAY
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

2015647T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Nine Thousand and 00/100 Dollars (\$369,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES CORLEW and MARCINE CORLEW, HUSBAND AND WIFE whose mailing address is: 3 Thayer Lane, Clarksville TN 37043 (hereinafter referred to as "Grantees") by GEORGE E. GILMORE, JR. and SHARON S. GILMORE whose mailing address is: 1028 BLUESTONE WAY, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantors), 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:

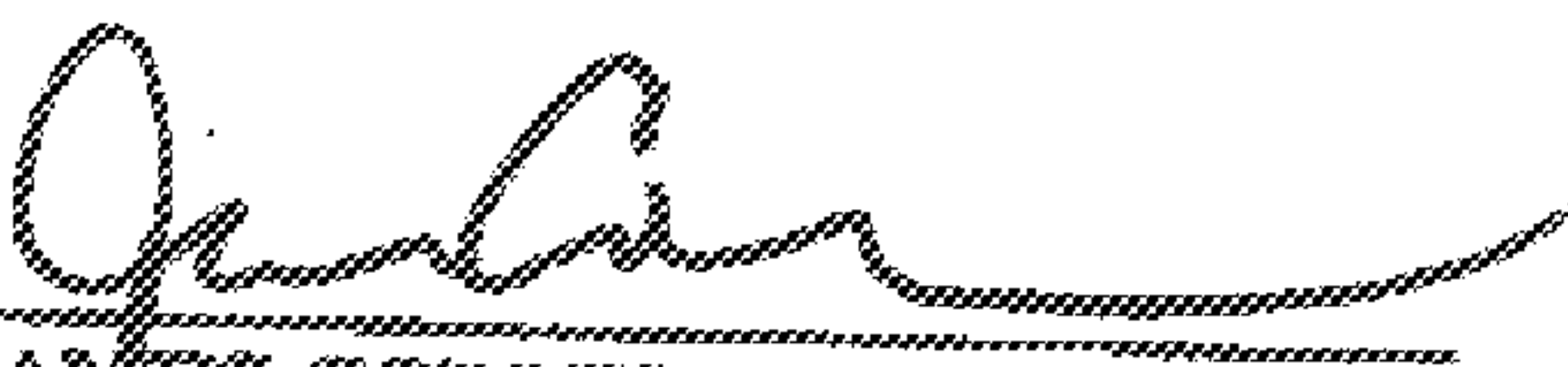
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN B
2. Records of Shelby County, Alabama.
3. Minerals of whatever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Declaration of Easements and Master Protective Covenants of Highland Lakes, a Residential Subdivision recorded in Official Records Instrument 1994-0711, Instrument 1996-17543, Instrument 1999-31095 of the Probate Records of Shelby County, Alabama.
5. Homeowners Association recorded in Official Records Instrument 9402/3947, of the Probate Records of Jefferson County, Alabama 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 Instrument #1998-7776, Instrument #1998-7777 and Instrument #1998-7778, in said Probate Office.
6. Right of Way granted to Birmingham Water and Sewer Board recorded in Instrument #1997-4027 and #1996-25667, in said Probate Office.
7. Shelby County Agreement as set out in Instrument #1997-33476, in said Probate Office.
8. Lake Easement Agreement recorded in Instrument #1993-15705, in said Probate Office.
9. Easement for Ingress and Egress recorded as Instrument #1993-15704, in said Probate Office.

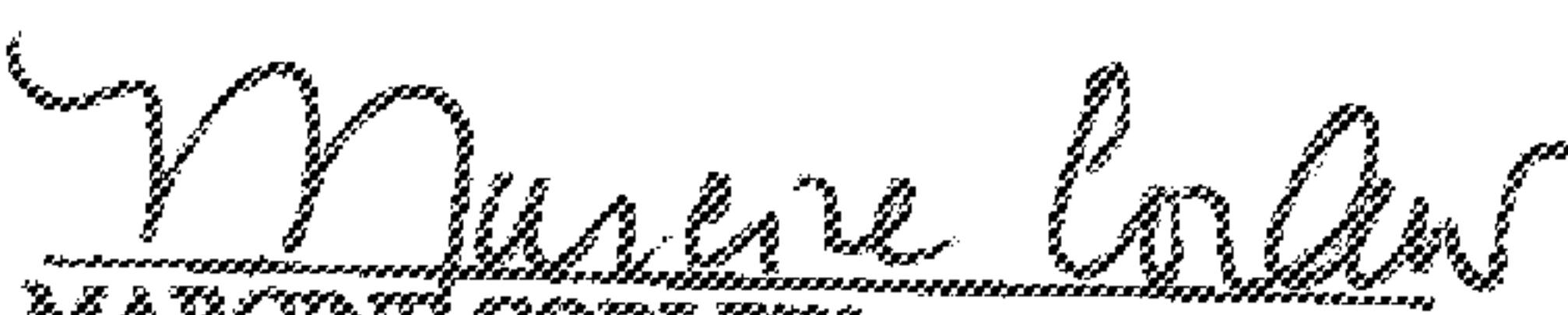
10. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20040310000244590.

\$279,000.00 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 Grantee, 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 30 day of October, 2015.

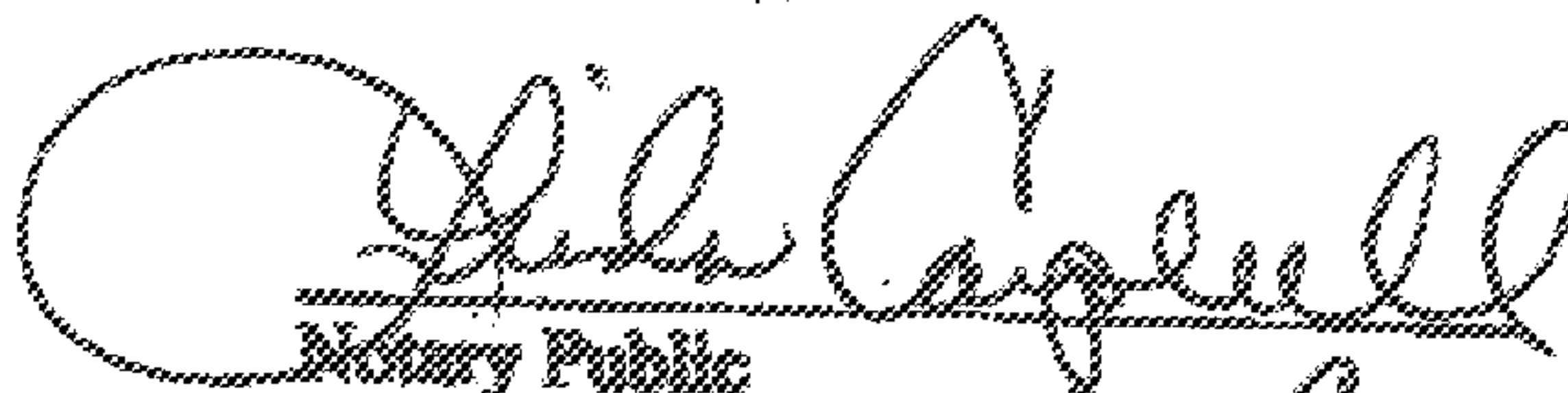

JAMES CORLEW


MARCINE CORLEW

STATE OF Tennessee
COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES CORLEW and MARCINE CORLEW 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 30 day of Oct, 2015.


Notary Public

Print Name: Linda Campbell
Commission Expires: 11-15-2017

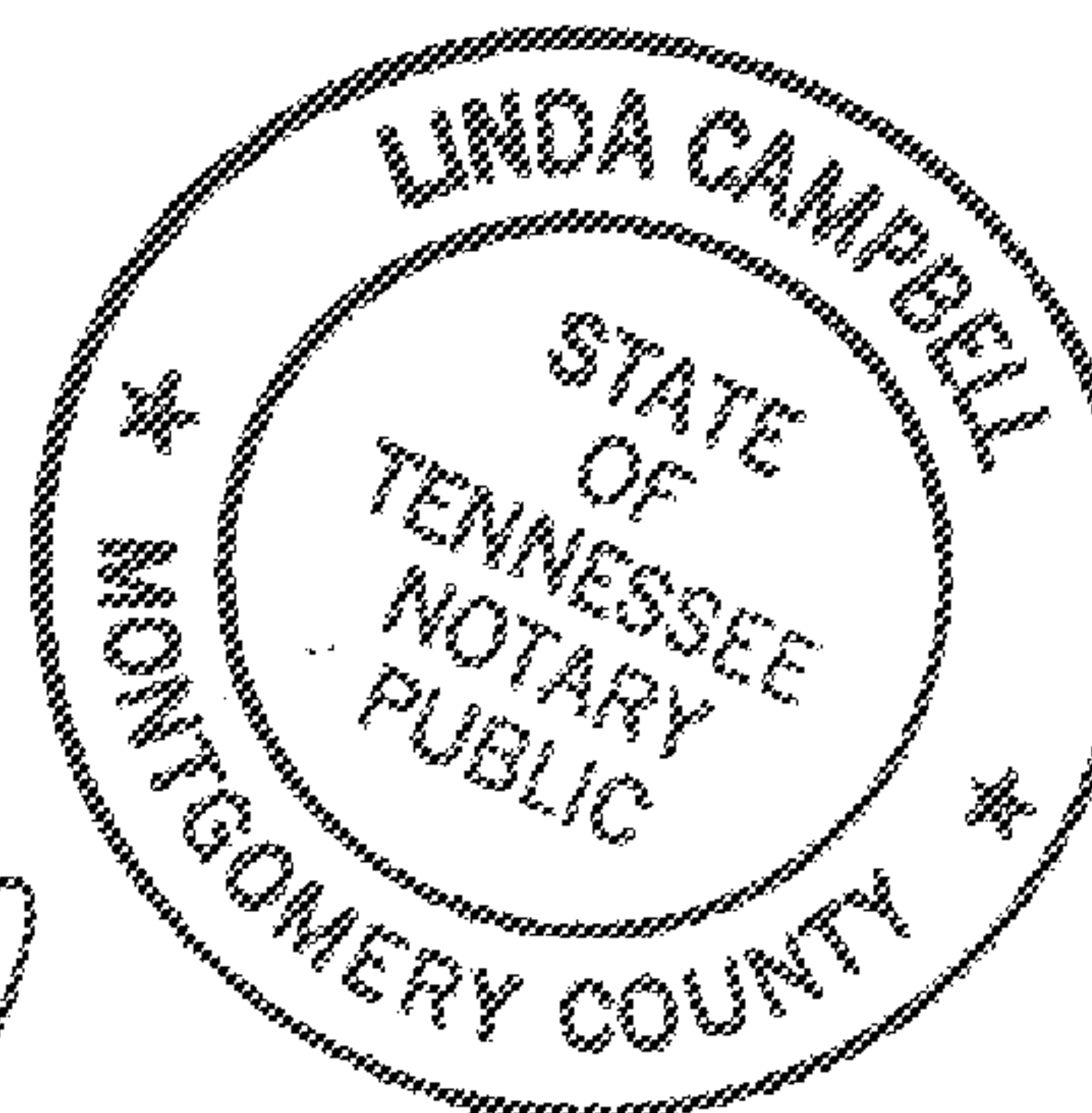


EXHIBIT A
LEGAL DESCRIPTION

LOT 1250, ACCORDING TO THE MAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE III, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT NO. 1994-07111 AND AMENDED IN INSTRUMENT NO. 1996-17543 AND INSTRUMENT NO. 1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE III, RECORDED AS INSTRUMENT NO. 20040510000244390, 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
11/04/2015 11:52:10 AM
\$389.00 CHERRY
20151104000383540

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the Probate Judge.