

Send tax notice to:
JANICE A. KENNEDY-HARDIN
1007 WATERSEDGE CIRCLE
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

2015726T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifteen Thousand and 00/100 Dollars (\$615,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ROBERT H. SMITH, JR. and PATRICIA A. SMITH, HUSBAND AND WIFE whose mailing address is: *1007 Watersedge Circle, Birmingham, AL 35242* (hereinafter referred to as "Grantors") by JANICE A. KENNEDY-HARDIN AND KENNETH HARDIN whose mailing address is: 1007 WATERSEDGE CIRCLE, 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 368, according to the Map of Highland Lakes, 3rd Sector, Phase IV, an Eddleman Community, as recorded in Map Book 23, Page 165, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

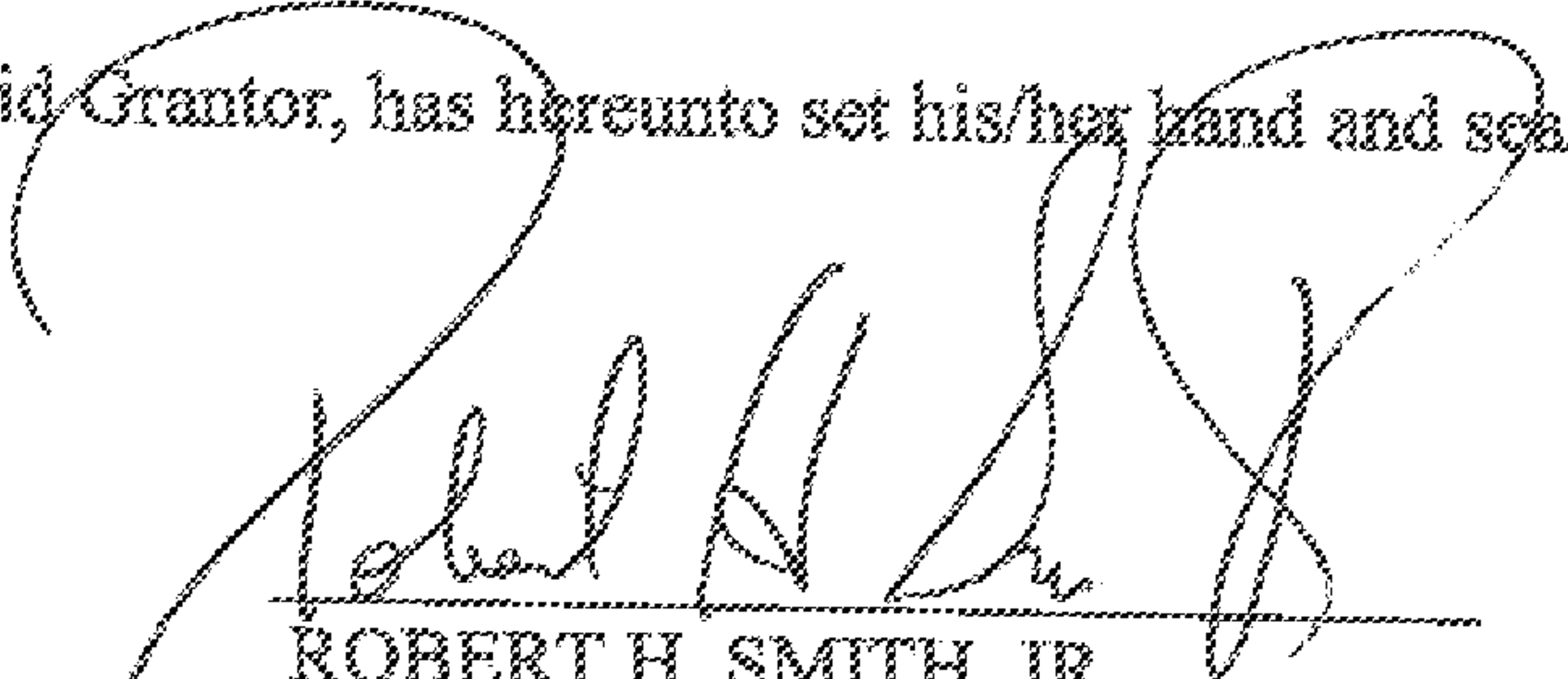
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 23, Page 165 of the Probate Records of Shelby County, Alabama.
3. Taxes and/or assessments for the year 2016, not yet due and payable, and for subsequent years. Taxes assessed in the amount of \$0.00 (ESTIMATED ONLY), Parcel ID/Tax ID # 09-2-04-0-003-084.000 are due and payable October 1, 2016, but are not delinquent until December 31, 2016. (Subject to the Tax Assessment.)
4. 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.
5. Right of Way granted to Alabama Power Company recorded in Official Records 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, Book 31, Page 355 and Instrument 1994-1186 of the Probate Records of Shelby County, Alabama.
6. Right of Way granted to Shelby County, Alabama recorded in Official Records Book 196, Page 246, of the Probate Records of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto recorded in Official Records Book 81, Page 417 and Instrument 2000-378 of the Probate Records of Shelby County, Alabama.
8. Lake Easement Agreement recorded in Official Records Instrument 1993-015705, of the Probate Records of Shelby County, Alabama.
9. Easement for ingress and egress recorded in Official Records Instrument 1993-15704, of the Probate Records of Shelby County, Alabama.

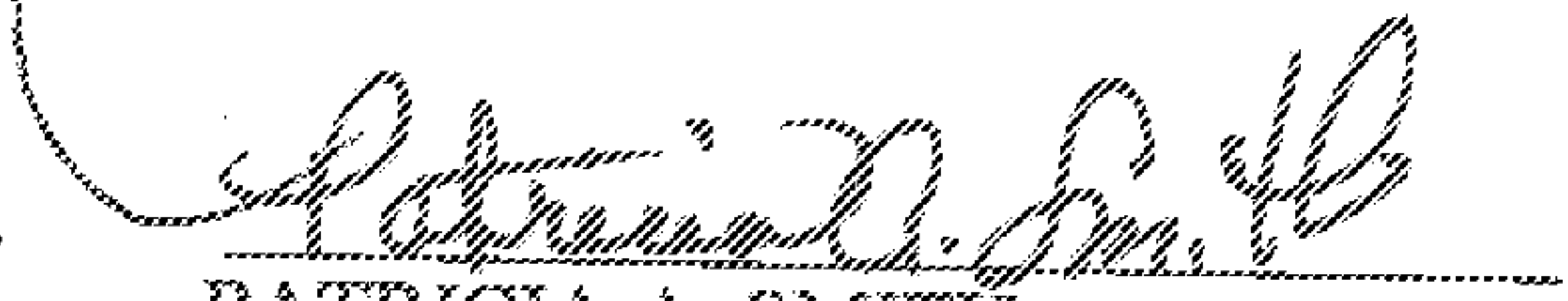
10. Easement recorded in Official Records Instrument 1995-18135, of the Probate Records of Shelby County, Alabama.
11. Right of Way granted to The Water Works and Sewer Board of the City of Birmingham recorded in Official Records Instrument 1995-34035, of the Probate Records of Shelby County, Alabama.
12. Release(s) of damages recorded in Official Records Instrument 1999-31093, of the Probate Records of Shelby County, Alabama.
13. Articles of Incorporation of Highland Lakes Residential Association, Inc. recorded in Official Records Instrument 9402/3947, of the Probate Records of Shelby County, Alabama.
14. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 1994-07111, Instrument 1996-17543, Instrument 1996-17544, Instrument 1997-7973, Instrument 1998-29632, Instrument 1998-29633, Instrument 19989-29631, Instrument 19989-31695, Instrument 1999-31095, Instrument 1999-31096.

\$492,000.00 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 4th day of January, 2016.


ROBERT H. SMITH, JR.


PATRICIA A. SMITH



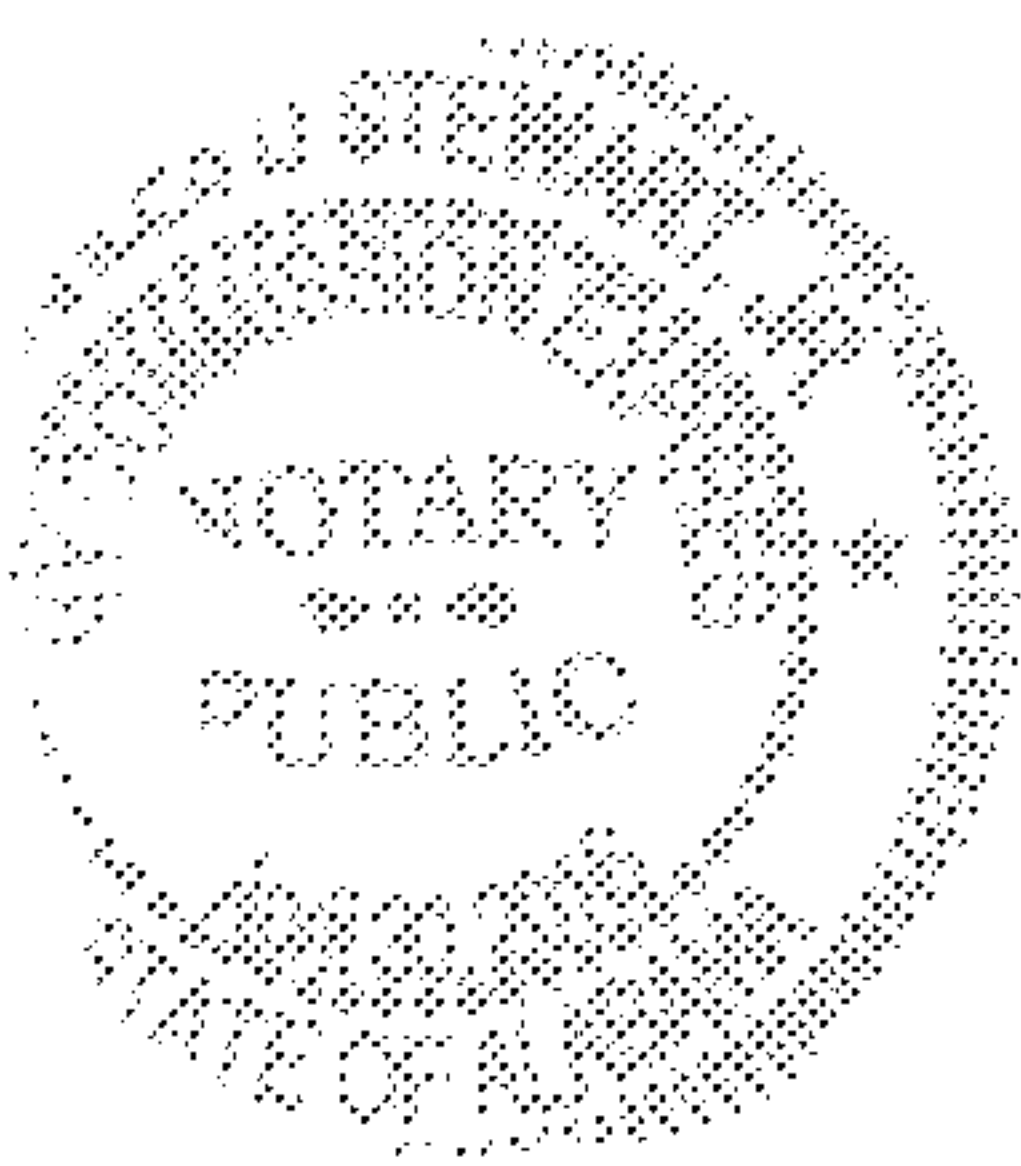
Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/06/2016 03:45:44 PM
\$140.00 JESSICA
20160106000005680

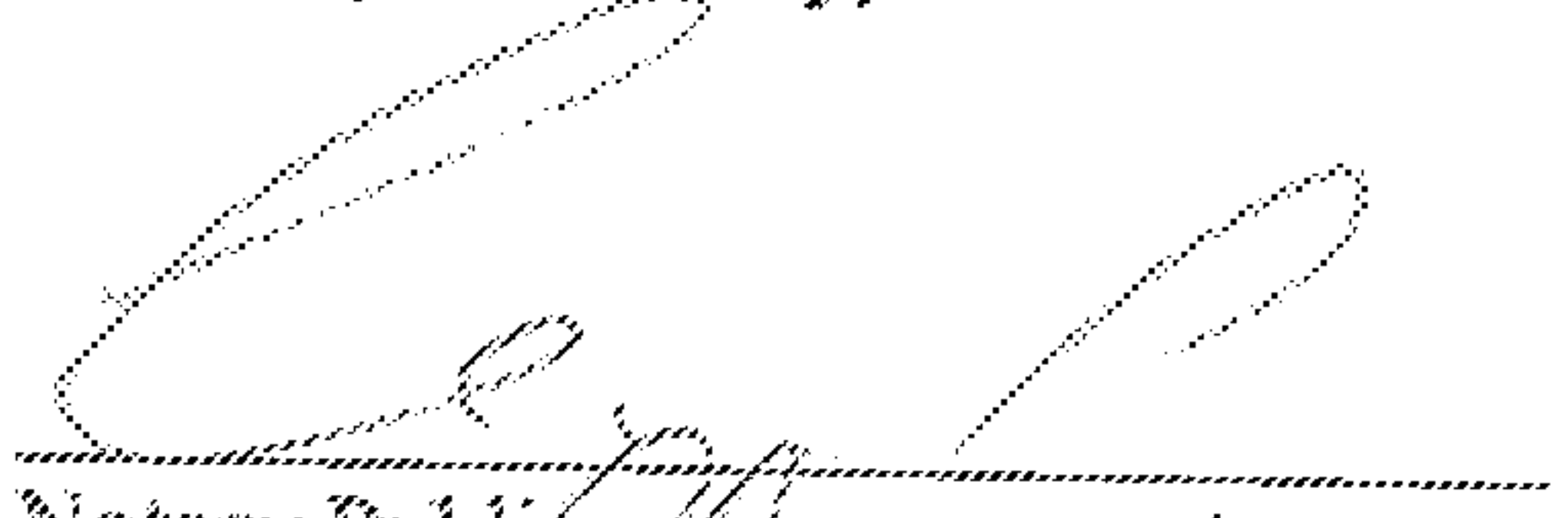


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT H. SMITH, JR. and PATRICIA A. SMITH 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 4th day of January, 2016.




Notary Public

Print Name:

Commission Expires:

