

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Carl C. Booth IV
Ana Booth
3545 Grandview Parkway Apt. 209
Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Three Hundred Seventeen Thousand Five Hundred Dollars and No Cents (\$317,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Jason L. Green and Carlee M. Green, husband and wife, whose mailing address is 659 Highland Lakes Cove, Birmingham, AL 35242** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Carl C. Booth IV and Ana Booth, whose mailing address is 3545 Grandview Parkway Apt. 209, Birmingham, AL 35243** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1016 South Hampton Place, Birmingham, AL 35242**; to wit;

LOT 101, ACCORDING TO THE SURVEY OF THE VILLAGE AT HIGHLAND LAKES, REGENT PARK NEIGHBORHOOD, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 37, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT #20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, REGENT PARK NEIGHBORHOOD, RECORDED IN INSTRUMENT 2007022300084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IN HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

\$301,625.00 of the Purchase price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 37, Page 130.

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 .

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20041202000659280 and amended in Instrument 20060524000244790; amended in Instrument 20070223000084910; amended in Instrument 20070830000408300; amended in Instrument 20080501000178840; amended in Instrument 20090121000018210; amended in Instrument 20110125000025020; amended in Instrument 20110406000107050; amended in Instrument 201104060000107060; amended in Instrument 20120412000125590 and further amended in Instrument 20120413000128600 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Instrument 20060630000314890; Instrument 20060630000315260; Instrument 20060630000315270 and Instrument 20080401000130220.

Easement to Bellsouth Telecommunications as recorded in Instrument 20050803000394300.

Grant of Land easement with Restrictive Covenants as recorded in Instrument 20061212000610650; Instrument 20060828000422180 and Instrument 20071108000516450.

Declaration of Covenants, conditions and restrictions as recorded in Instrument 2007022300084910 and amended in Instrument 20070830000408300; amended in Instrument 20080501000178840; amended in Instrument 2009012100018210 and further amended in Instrument 2011012500025020.

Declaration of Easement and Master Protective Covenants as recorded in Instrument 20060421000186650.

Articles of Incorporation of Highland Village Residential Association as recorded in Instrument 20060314000120380 and recorded in Recorded in Book LR200605, Page 6696.

Title to 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 exercise of such rights as recorded in Book 81, Page 417.

Right of Way to Shelby County as recorded in Book 196, Page 237, 248 and 254; Instrument 1992-15747 and Instrument 1992-24264.

Right of Way to Alabama Power Company as recorded in Book 247, Page 905; Book 139, Page 569 and Book 134, Page 411.

Right of Way as recorded in Shelby County in Book 3, Page 148.

Easement for Ingress/Egress recorded in Deed Book 321, Page 812, in the Probate Office of Shelby County, Alabama.

Articles of Incorporation of The Village at Highland Lakes Improvement District recorded in Instrument 2005120900637840 and the Notice of Final Assessment of Real Property as recorded in Instrument 20051213000644260.


Reservations, limitations, conditions and release of damages as recorded in Instrument 20051229000667950.

Memorandum of Sewer Services Agreement regarding The Village at Highland Lakes as recorded in Instrument 20121107000427760.

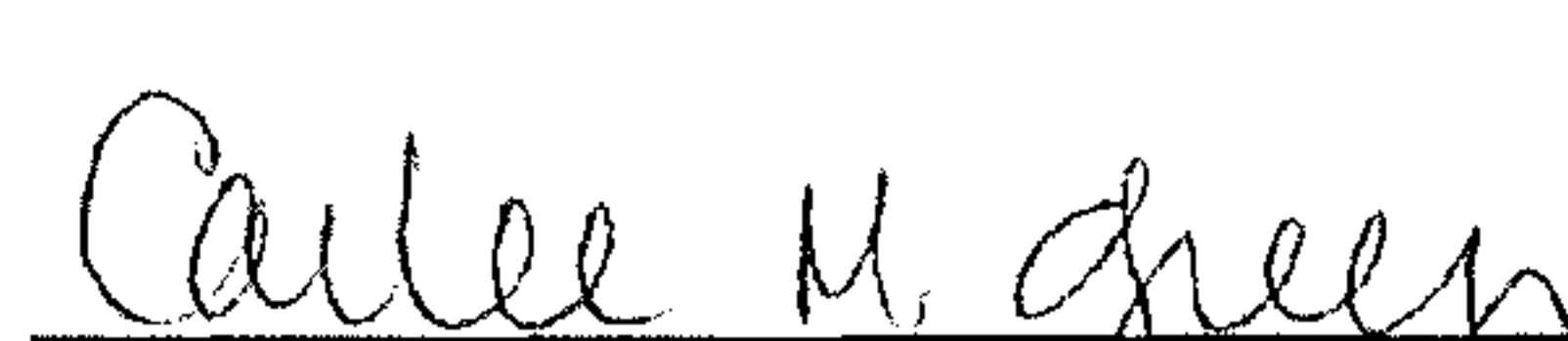
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of February, 2016.



Jason L. Green



Carlee M. Green

State of Alabama

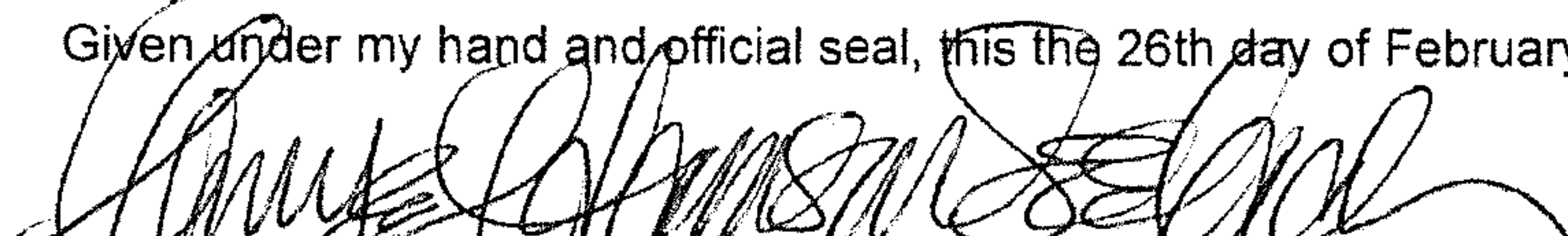
}

General Acknowledgment

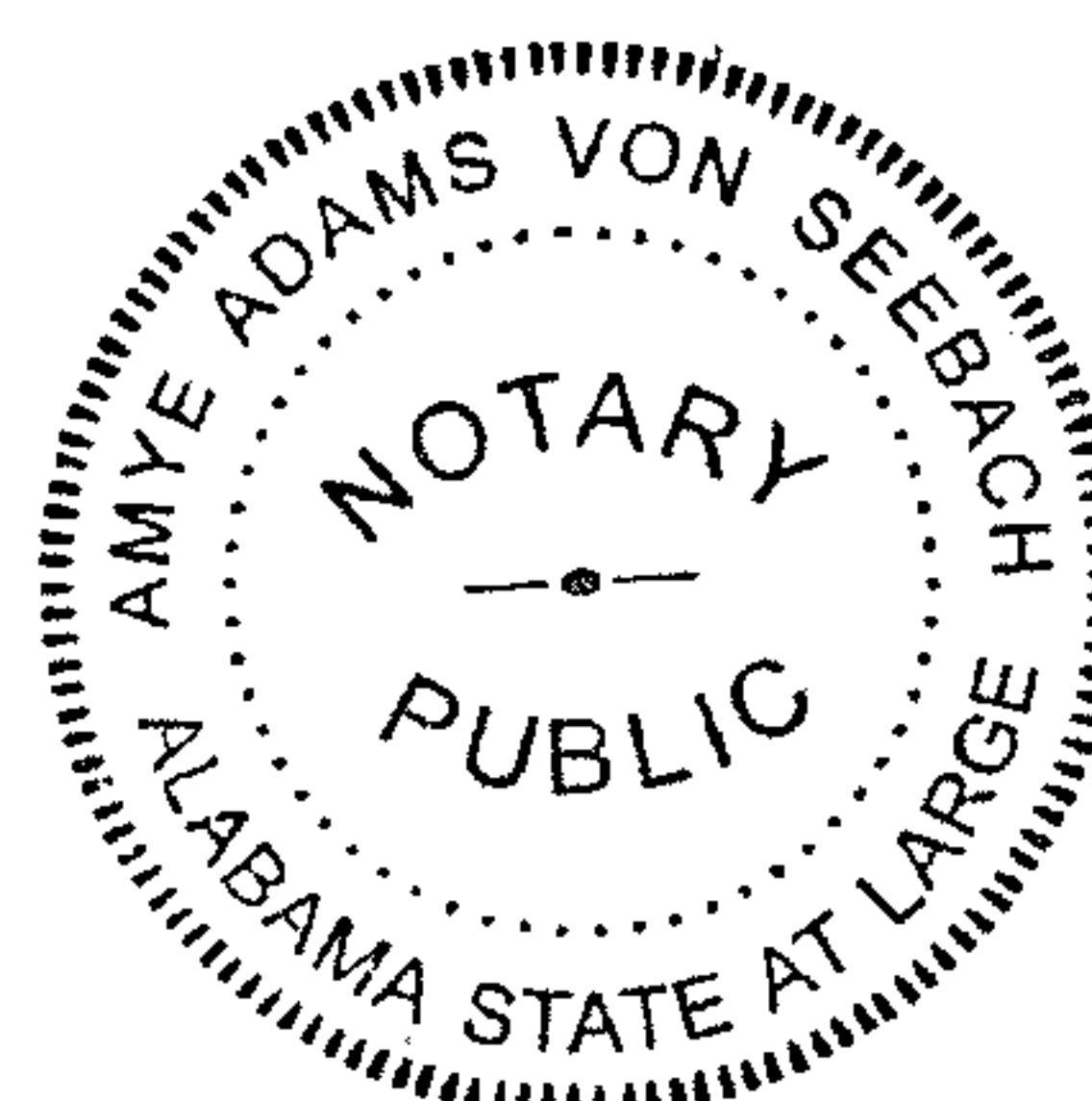
Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Jason L. Green and Carlee M. Green, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of February, 2016.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary MY COMMISSION EXPIRES
My Commission Expires: JUNE 17, 2017



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jason L. Green Carlee M. Green	Grantee's Name	Carl C. Booth IV Ana Booth
Mailing Address	659 Highland Lakes Cove Birmingham, AL 35242	Mailing Address	3545 Grandview Parkway Apt. 209 Birmingham, AL 35243
Property Address	1016 South Hampton Place Birmingham, AL 35242	Date of Sale	February 26, 2016
		Total Purchase Price	\$317,500.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

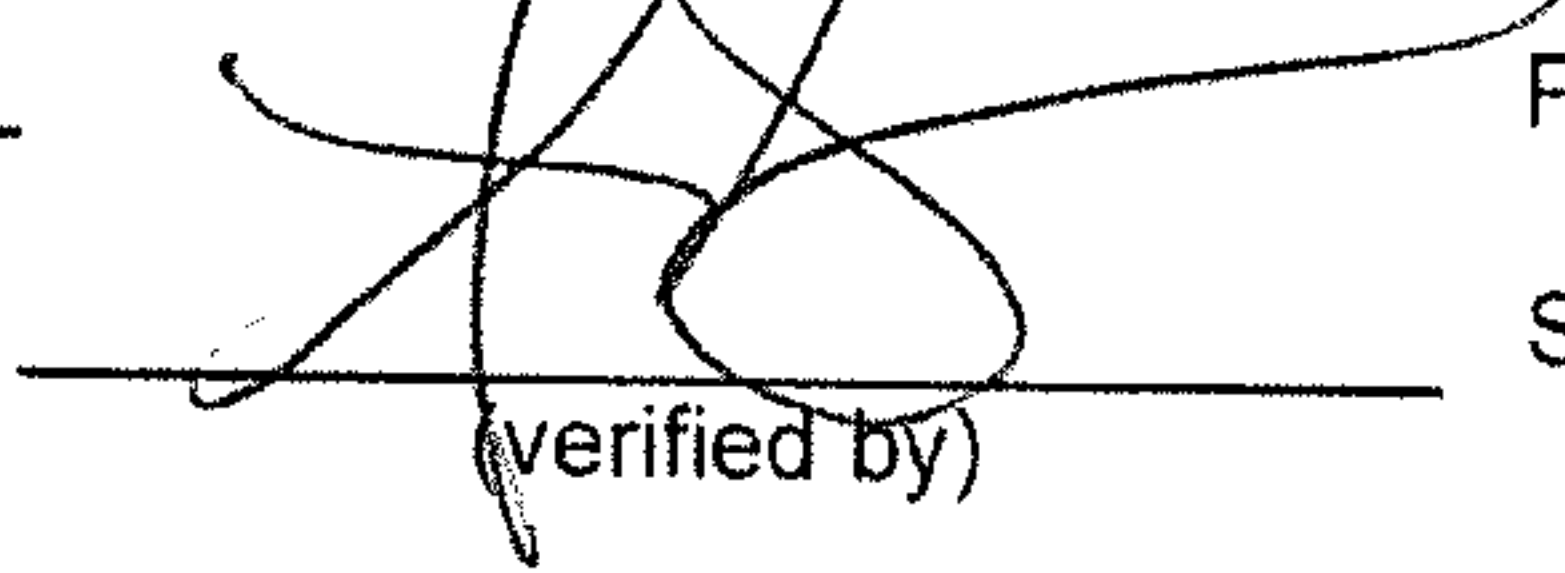
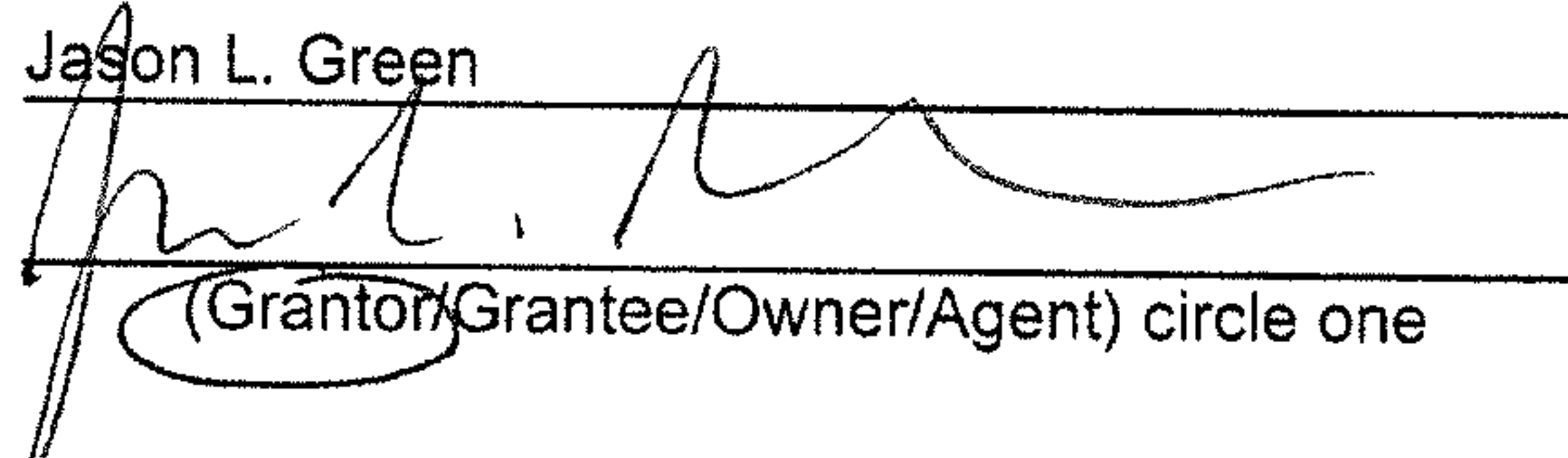
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	February 25, 2016	Print	Jason L. Green
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 01:55:49 PM
\$36.00 CHERRY
20160302000066900