

Send tax notice to:
JUSTIN PETRUSSON
100 DUNSTAN DRIVE
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

2016148

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Nine Thousand and 00/100 Dollars (\$449,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, WADE F. WEBSTER and KELLY J. WEBSTER, Husband and Wife whose mailing address is: 445 Briarley Lane, Cumming, GA 30041 (hereinafter referred to as "Grantors") by JUSTIN PETRUSSON whose property address is: 100 DUNSTAN DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

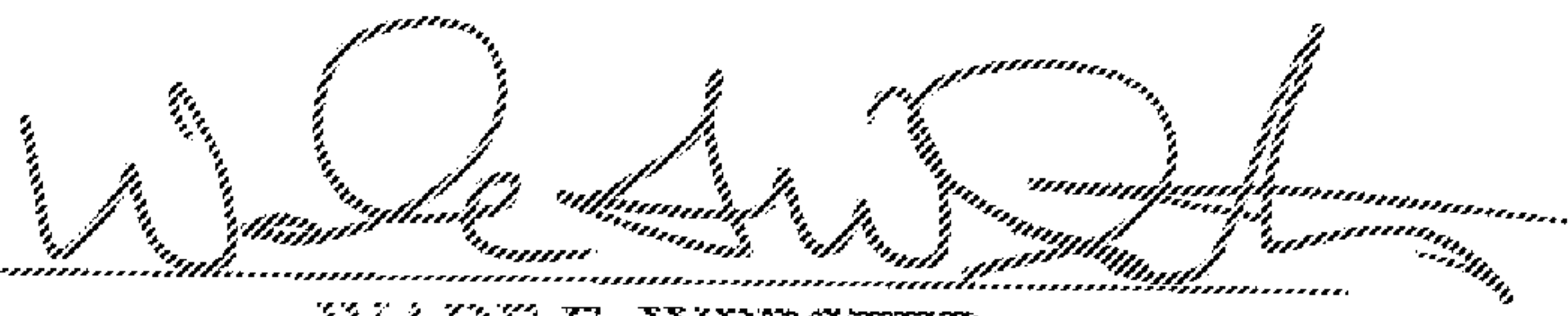
1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not yet due and payable until October 1, 2016.
2. Any Prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, or and under subject property, including those recorded in Book 28, Page 237, Inst. No. 1998-7776, Inst. No. 1998-7777 and Inst. No. 1998-7778, in the Probate Office 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. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way, common areas and Public utility easements as shown by recorded plat, including any tree buffer line as shown on the Survey of Highland Lakes, 31st Sector, Phase I, and Eddleman Community, as recorded in Map Book 35, Page 149, in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No. 1994-7111, amended in Inst. No. 1996-17543 and in Inst. No. 1999-31095; along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded in Inst. No. 9402/3947, and Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Inst. No. 20051215000649670, in the Office of the Judge of Probate of Jefferson County, in the Probate Office of Shelby County, Alabama.
6. Lake easement agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd providing for easements, use by others and maintenance of Lake property described within Inst. No. 1993-15705, in said Probate Office.

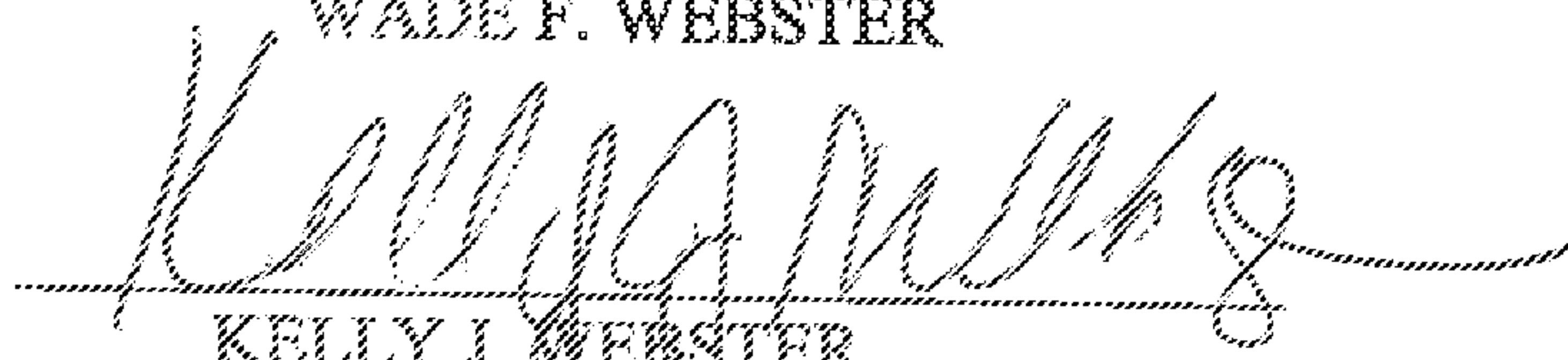
7. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd, to Highland Lakes Properties, Ltd. recorded as Inst. No. 1993-15704, in said Probate Office.
8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations as applicable as set out in and as referenced in Inst. No. 20050422000192660, in said Probate Office.
9. Subject to the provision of Section 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: a) Front, rear and side setback as per plot plan which must be approved by the ARC.
10. Right of way to Alabama Power Company as 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 the Office of the Judge of Probate of Shelby County, Alabama.
11. Right of way to Shelby County, Alabama as recorded in Book 196, Page 246, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Inst. No. 1999-1186, in said Probate Office.
13. Rights of riparian owners in and to the use of Lake, if any.
14. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision to Alabama Power Company as recorded in Inst. No. 20050203000056300, in said Probate Office.
15. Right of way granted to Birmingham Water and Sewer Board as set forth in Inst. No. 1997-4027 and Inst. No 1996-25667, in the Office of the Judge of Probate of Shelby County, Alabama.
16. Release of damages as recorded in inst. No. 20050505000214850, as recorded in the Probate Office of Shelby County, Alabama, in said Probate Office.
17. Shelby Cable Agreement recorded as Inst. No. 1997-33746, in said Probate Office.

\$417,000 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 7th day of April, 2016.

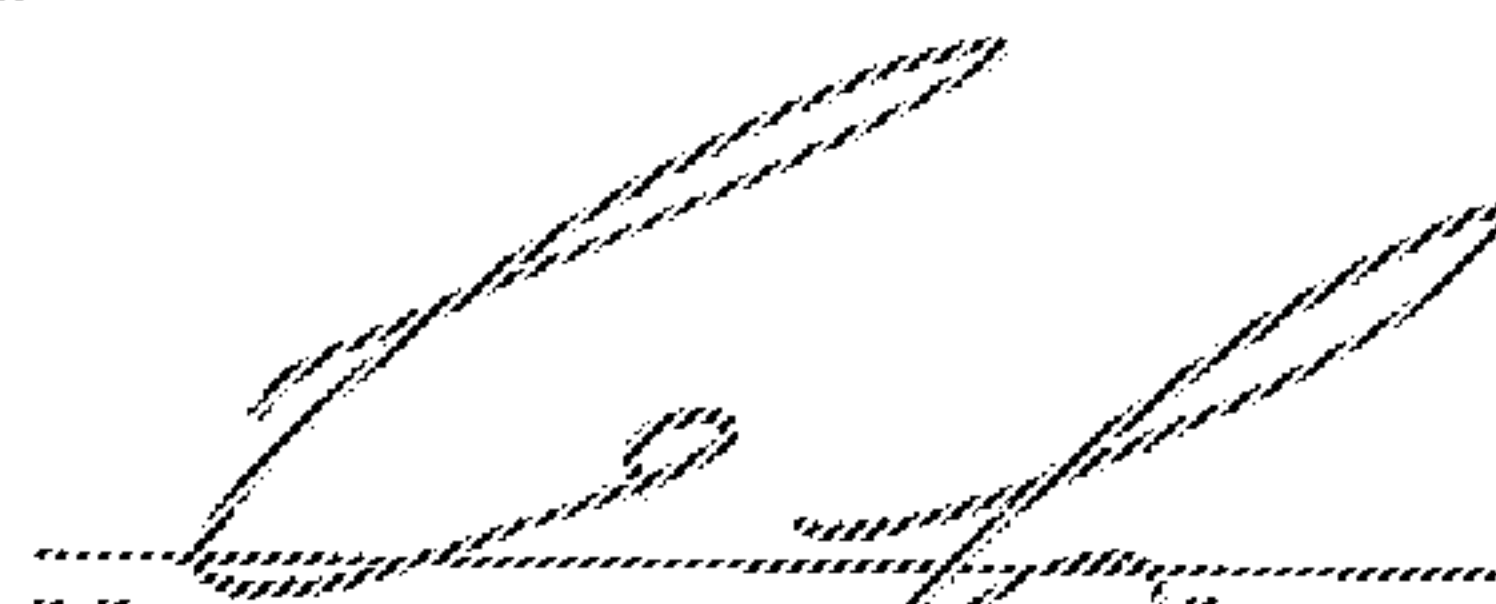

WADE F. WEBSTER


KELLY J. WEBSTER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WADE F. WEBSTER 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 27th day of April, 2016.


Notary Public
Print Name: Wanda D. Spivey, Esq.
Commission Expires: 4-30-16

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLY J. WEBSTER 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 27th day of April, 2016.

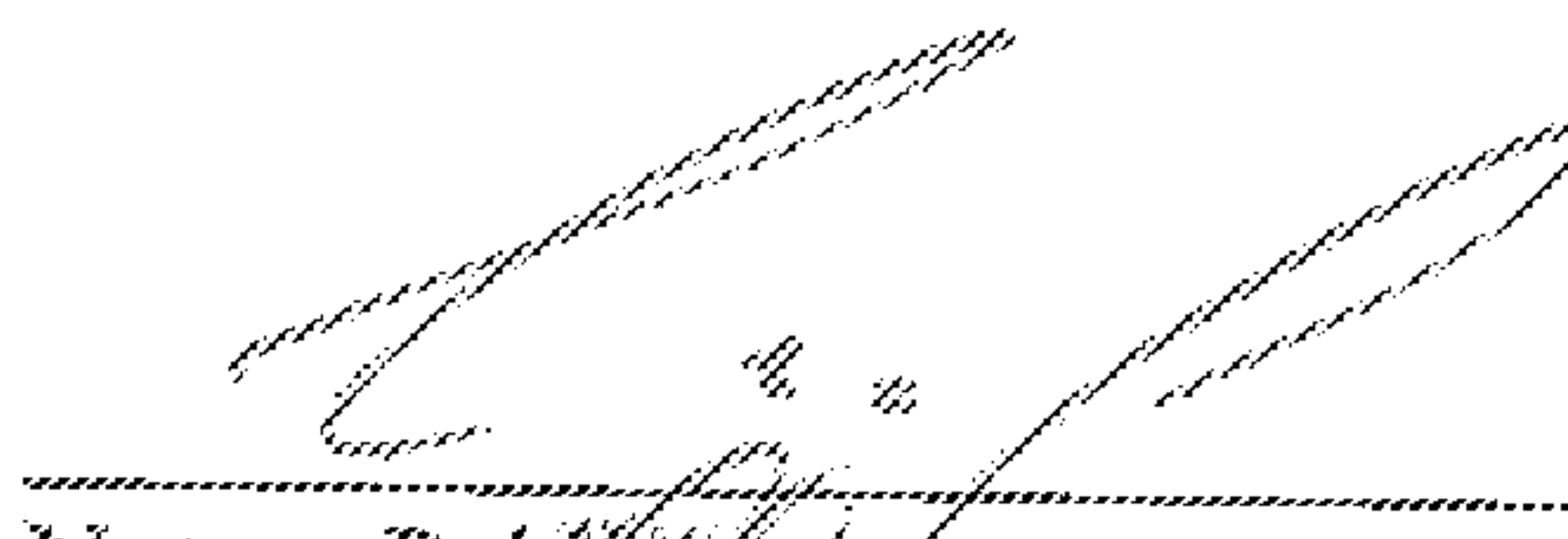

Notary Public
Print Name: Wanda D. Spivey, Esq.
Commission Expires: 4-30-16

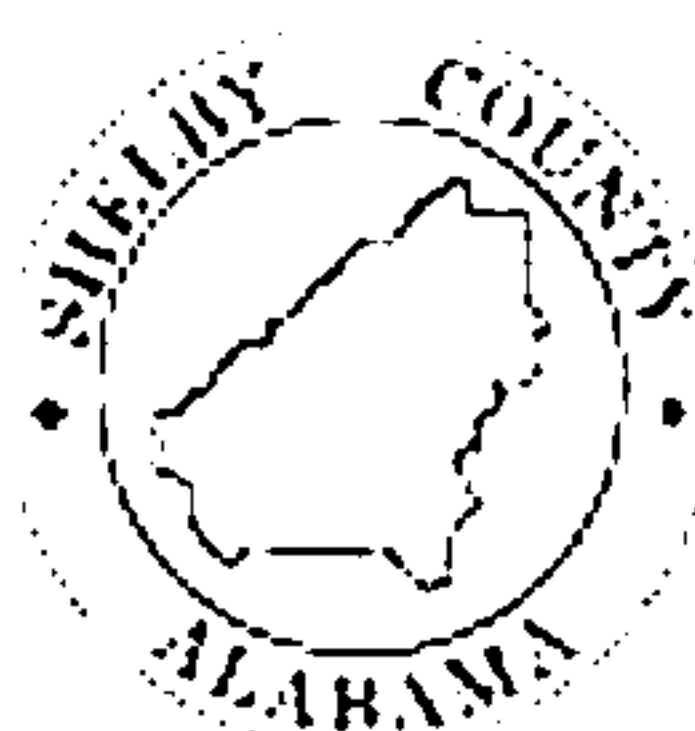

EXHIBIT A
LEGAL DESCRIPTION

Lot 31-20, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama.

Also, a part of Lot 31-19, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama. Said part of lot 31-19 being particularly described as follows:

Begin at the common corner of Lots 31-19 and 31-20 which is located on the Cul-de-sac, at the South end of Dunstan Drive; thence run S 20° 58' 06" E along the common line of said Lot for 41.84 feet; thence run N 04° 19' 54" for 45.29 feet to a point on said Cul-de-sac, thence turn left and run Southwesterly along said Cul-de-sac line, having a radius of 55.00 feet, for 13.09 feet to the point of beginning.

Together with nonexclusive easement to sue 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 Inst No 1994-07111 and amended in Inst No 1996-17543 and Inst 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, 31st Sector, Phase I, recorded in Inst. No 20051215000649670, 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
05/02/2016 02:45:59 PM
\$55.00 CHERRY
20160502000145800

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.