

Send tax notice to:  
BRADLEY D. HUFF  
1027 WATERMILL 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

2016178T

WARRANTY DEED

20160503000147030  
05/03/2016 11:48:41 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JOHN H. BROWN, JR. and BRENITA H. BROWN, HUSBAND AND WIFE whose mailing address is: 172 Lake Charles Dr. Chelsea AL 35043 (hereinafter referred to as "Grantors") by BRADLEY D. HUFF AND RACHEL E. HUFF whose property address is: 1027 WATERMILL 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 343, according to the Survey of Highland Lakes, 3rd Sector, Phase V, an Eddleman Community, as recorded in Map Book 24, Page 60 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 Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, Phase V, recorded as Instrument No. 1998-29633 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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. 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.
3. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 in the Probate Office of Shelby County, Alabama.
4. Declaration of Covenant, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, Third Sector, Phase V, as recorded as Instrument No. 1998-29633 in the Probate Office of Shelby County, Alabama

- 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 and Book 31, Page 355 of the Probate Records of Shelby County, Alabama.
- 6. 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 28, Page 237, of the Probate Records of Shelby County, Alabama.
- 7. Rights of riparian owners in and to the use of Lake, if any.
- 8. Easement for ingress and egress to serve Highland Lakes Development recorded in Official Records Instrument 1993-15704, of the Probate Records of Shelby County, Alabama.
- 9. Lake Easement Agreement recorded in Official Records Instrument 1993-15705, of the Probate Records of Shelby County, Alabama.
- 10. Articles of Incorporation of Highland Lakes Residential Association, Inc. recorded in Official Records Instrument 9402/3947, of the Probate Records of Shelby County, Alabama.

\$360,000.00 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 29th day of April, 2016.

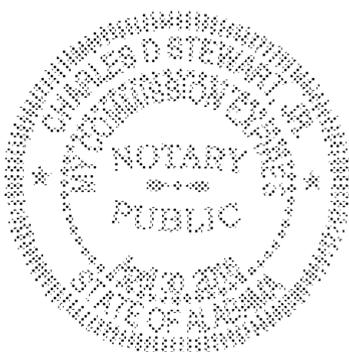
*[Handwritten Signature]*  
JOHN H. BROWN, JR.

*[Handwritten Signature]*  
BRENITA H. BROWN

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN H. BROWN, JR. and BRENITA H. BROWN 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 29th day of April, 2016.



*[Handwritten Signature]*  
Notary Public  
Print Name: *[Handwritten Name]*  
Commission Expires: *[Handwritten Date]*



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/03/2016 11:48:41 AM  
\$57.00 CHERRY  
20160503000147030

*[Handwritten Signature]*