

Send tax notice to:
ERIC A. LUND
1009 MOUNTAIN TRACE
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

2016293T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$675,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, DAVID C. KAHN and CHRISTINE A. KAHN, HUSBAND AND WIFE whose mailing address is: 13071 Overlook Pass Lowell GA 30075 (hereinafter referred to as "Grantors") by ERIC A. LUND and TENA G. LUND, HUSBAND AND WIFE whose property address is: 1009 MOUNTAIN TRACE, 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 7. according to the Map of Highland Lakes, 2nd Sector, Phase II, an Eddieman Community as recorded in Map Book 31, Page 134 in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area 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 and further amended in 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 2nd Sector, Phase II. recorded as Instrument No. 20031029000722170 In the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as. the "Declarations")

SUBJECT TO:

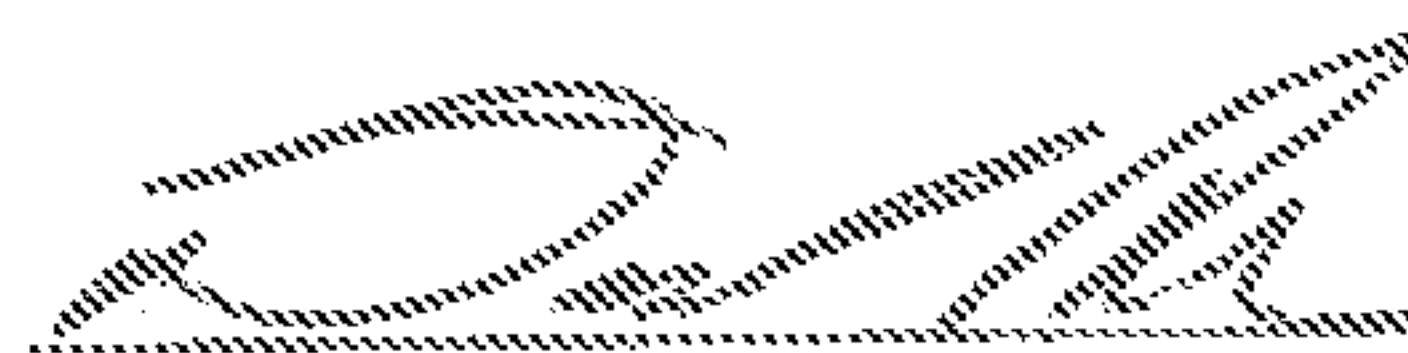
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 31, Page 134 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, 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.

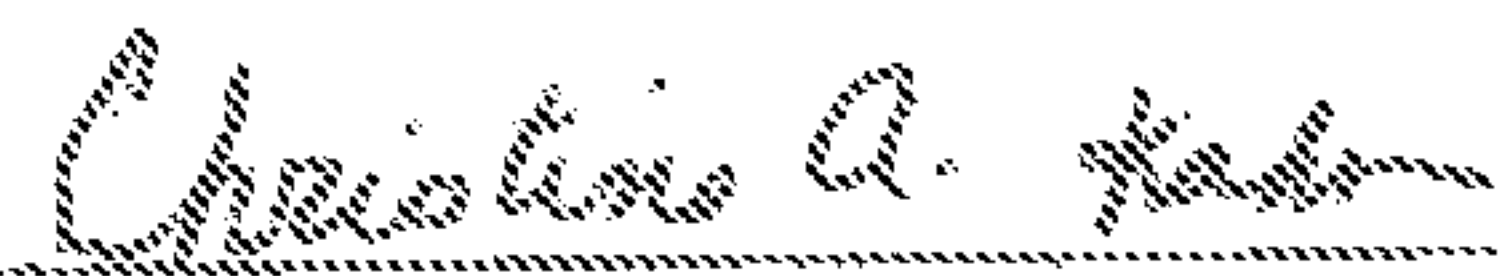
4. Public utility easements as shown by recorded plat. including any tree bufferline as shown on recorded plat.
5. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #1994-07111, in said Probate Office, along with Articles of Incorporation of Highland Lake Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama
6. Subdivision restrictions shown on recorded plat in Map Book 31, Page 134, provide for construction of single family residence only.
7. 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 as Instrument Book 28, Page 237, In said Probate Office.
8. Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks: (a) Front setback: as per plot plan which must be approved by the ARC; (b) Rear setback: 35 feet (c) Side setback: 15 feet
9. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) 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 said Probate Office.
10. Right(s) of Way(s) granted to Shelby County, Alabama, by instrument(s) recorded in Book 196, page 246 in said Probate Office.
11. Agreement with Alabama Power Company as to covenants pertaining thereto, recorded as Instrument #19944-1186, in said Probate Office.
12. Rights of riparian owners in and to the use of Lake, if any.
13. Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Ltd., providing for easements, use by others, and maintenance of Lake Property described within Instrument #1993-1 5705 in said Probate Office.
14. Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development' Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in said Probate Office.
15. Easement to Alabama Power Company granted to by instrument recorded in Official Records Document No 20040102000000350, of the Probate Records of Shelby County, Alabama.
16. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20031029000722170.

\$607,432.00 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 26 day of August, 2016.



DAVID C. KAHN

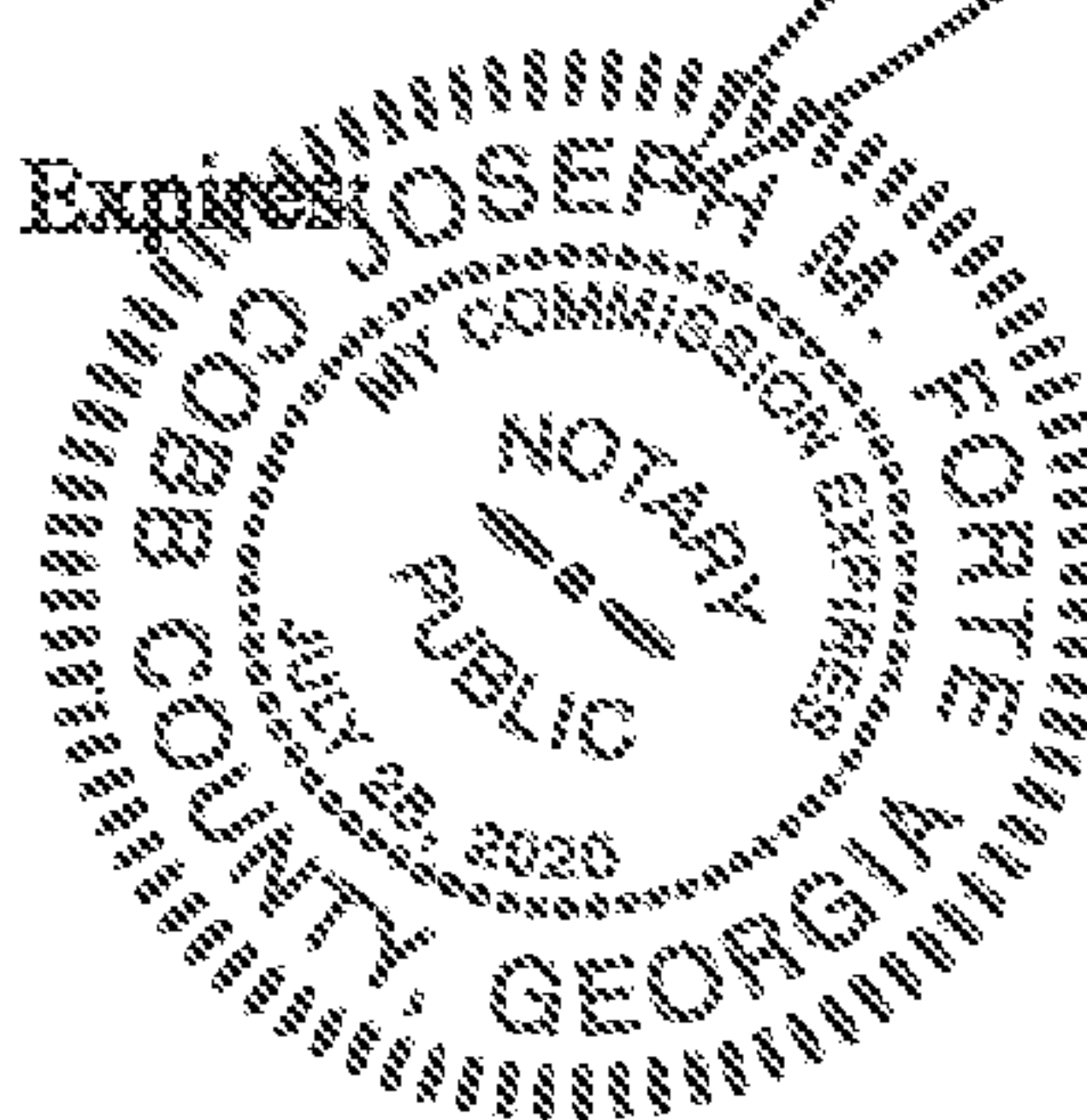

CHRISTINE A. KAHN

STATE OF Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID C. KAHN and CHRISTINE A. KAHN 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 26 day of August 2016.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/07/2016 03:07:06 PM
\$89.00 CHERRY
20160907000324690

