

This Instrument was Prepared by:
Lynn Hightower-Moore
Common Bond Title, LLC
300 Office Park Drive, Suite 230
Mountain Brook, AL 35223

Send Tax Notice To: Hugh E. Parish
Lezley R. Parish
114 Highland Lakes Drive
Birmingham, AL 35242

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 **Ten Dollars and No Cents (\$10.00)**, 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, I, **Hugh E. Parish and Lezley R. Parish, husband and wife, whose mailing address is 114 Highland Lakes Drive, Birmingham, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Hugh E. Parish and Lezley R. Parish, husband and wife, whose mailing address is 114 Highland Lakes Drive, Birmingham, AL 35242** (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 114 Highland Lakes Drive, Birmingham, AL 35242**; to wit;

LOT 167, ACCORDING TO THE MAP OF HIGHLAND LAKES, 1ST SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 18, PAGE 37 A, B, C, D, E, F & G, 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 #1994-0711 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 1ST SECTOR, RECORDED AS INSTRUMENT #199407112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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.

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 18, Page 37 A-G.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 18, Page 37 A-G.

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, restriction and conditions being set out in instrument recorded in Instrument #1994-07111, Shelby County Probate Office, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument No. 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

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 28, Page 237, Shelby County.

Right of Way 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, Shelby County.

Right of Way granted to Shelby County, Alabama by instrument recorded in Book 196, page 246 and Real Volume 95, Page 503, Shelby County.

Agreement with Alabama Power Company as to covenants pertaining thereto, recorded in

Instrument #1994-1186, Shelby County.

Lake Easement Agreement executed by Highland Lake Properties, Ltd. and Highland Lake Development, Inc. providing for easements, use by others, and maintenance of Lake Property described in Instrument #1993-15705, Shelby County.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd. to Highland Lakes Properties, Ltd, recorded in Instrument #1993-15704, Shelby County.

Declaration of Covenants, Conditions and Restriction for Highland Lakes, A Residential Subdivision, First Sector, as recorded in Instrument #1994-07112.

Release of damages as recorded in Instrument #1997-23732.

Covenants, agreements, terms, restrictions and conditions as recorded in Instrument #1994-32398.

Agreement with Shelby Cable as recorded in Instrument #1997-33476.

Easement as set out in Instrument No. 1995-18135,

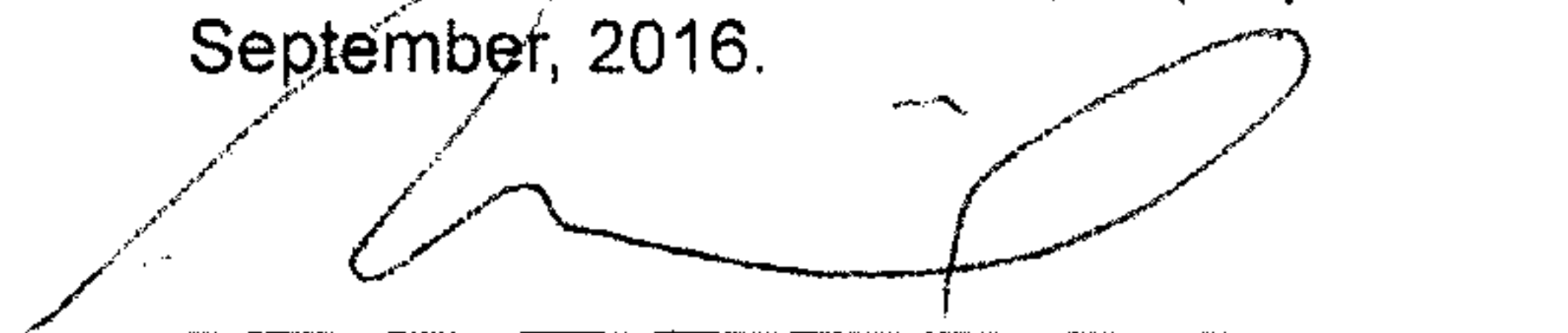
Restrictions, Covenants, limitations, reservations, building lines and easements as shown on recorded map,

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 Book Instrument #1997, Page 23732 in the Probate Office of Shelby County, Alabama.

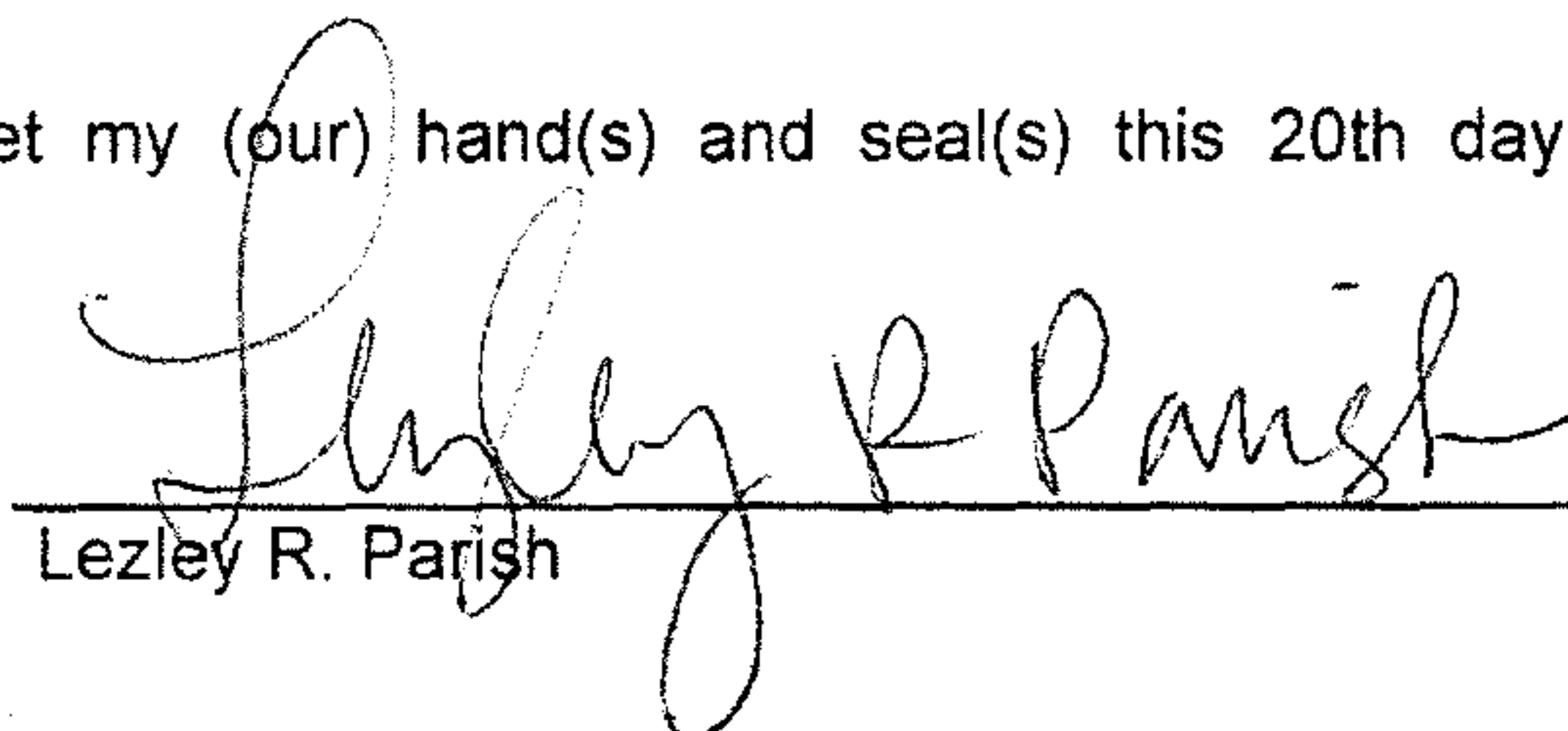
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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 20th day of September, 2016.



Hugh E. Parish



Lezley R. Parish

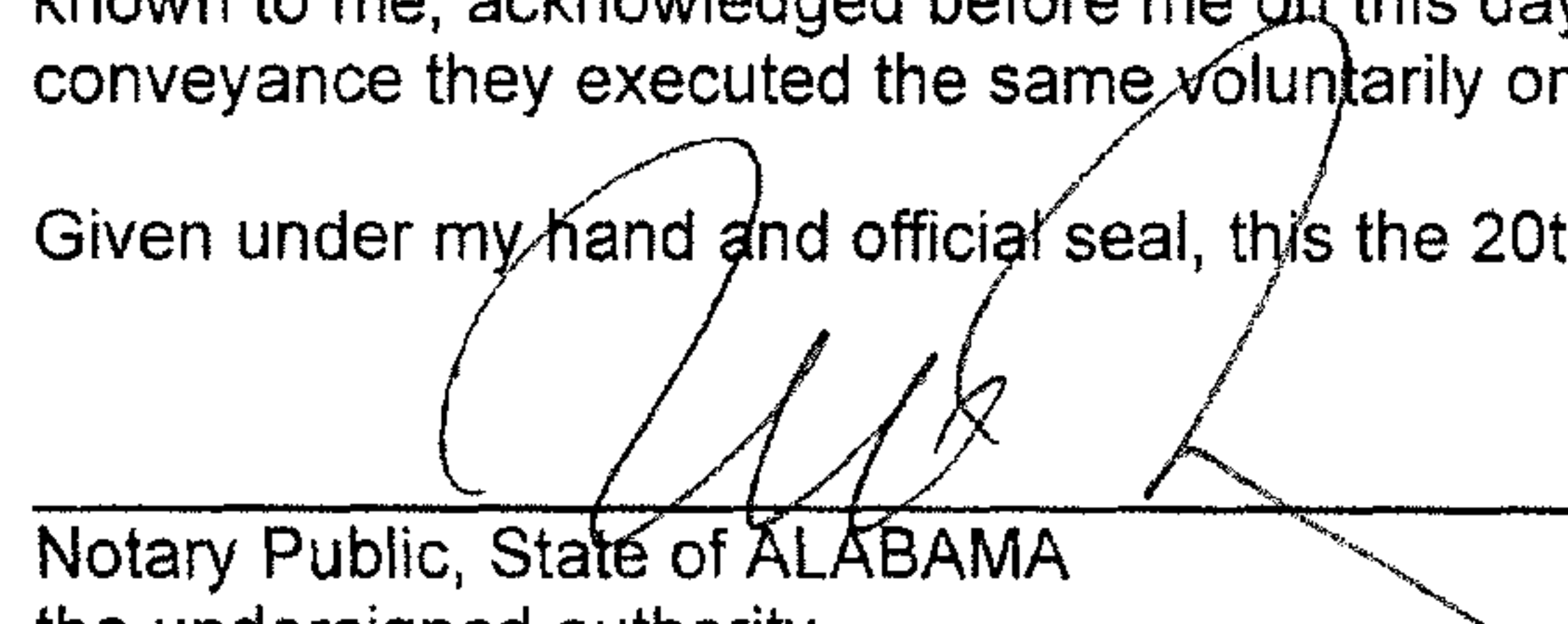
State of Alabama

} General Acknowledgment

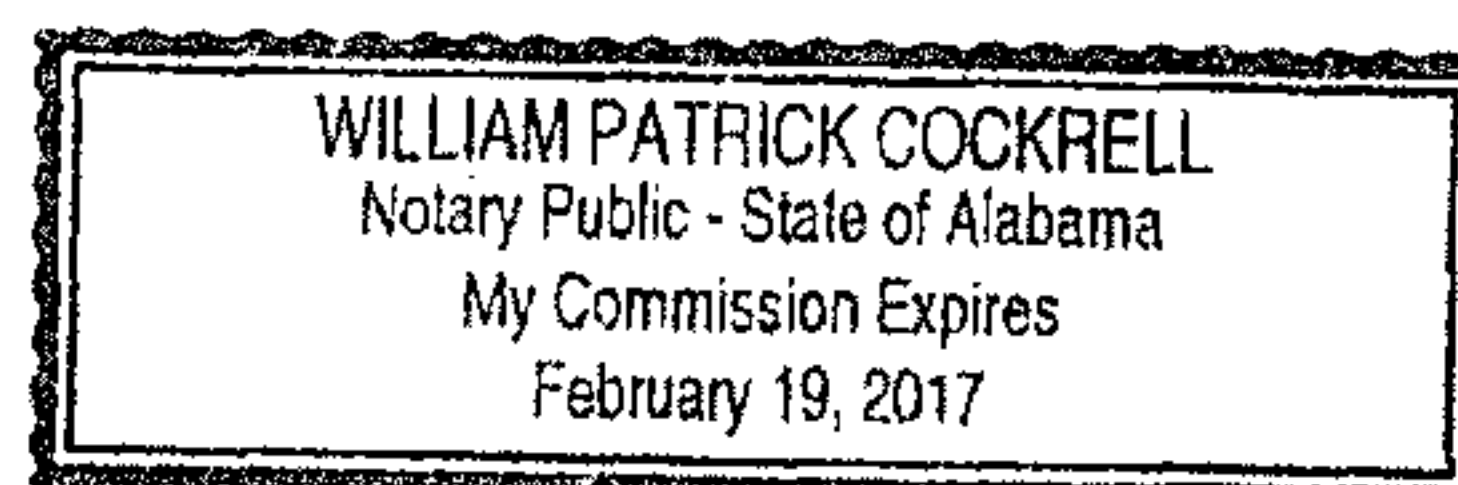
Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Hugh E. Parish and Lezley R. Parish 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 20th day of September, 2016.



Notary Public, State of ALABAMA
the undersigned authority
Printed Name of Notary
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name	Hugh E. Parish	Grantee's Name	Hugh E. Parish Lezley R. Parish
Mailing Address	114 Highland Lakes Drive Birmingham, 35242 35242	Mailing Address	114 Highland Lakes Drive Birmingham, AL 35242
Property Address	114 Highland Lakes Drive Birmingham, AL 35242	Date of Sale	September 20, 2016
		Total Purchase Price	
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$683,750.00

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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☒ Other
☐ Closing Statement	Assessor's Market Value

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.

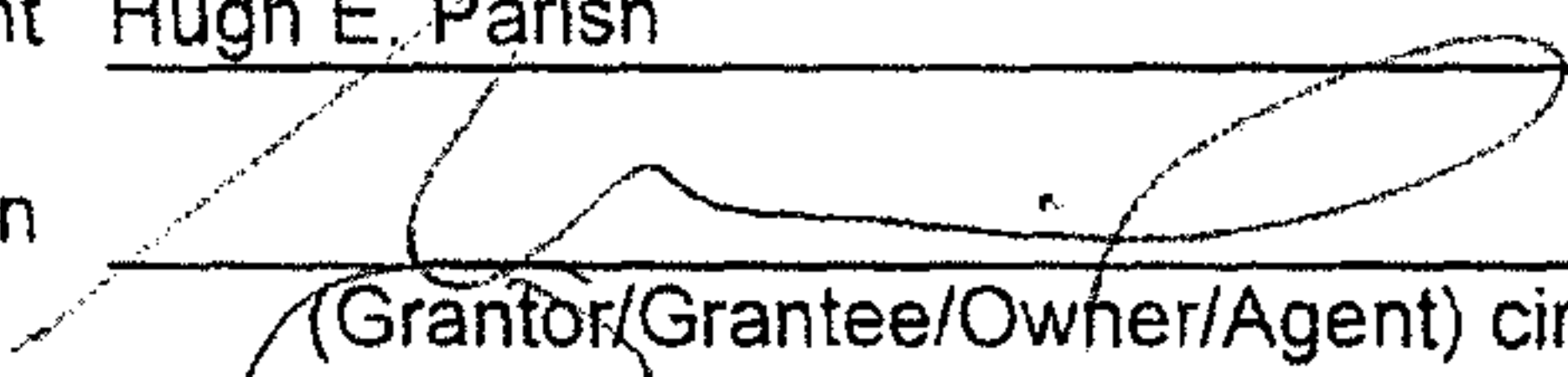
Date of Sale - the date on which interest to the property was conveyed.

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	September 19, 2016	Print	Hugh E. Parish
Unattested		Sign	
	(verified by)		(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
09/26/2016 02:55:38 PM
\$105.00 CHERRY
20160926000352330

