

20161102000403450
11/02/2016 01:30:29 PM
DEEDS 1/3

Send tax notice to:
WILLIAM EDGAR BOOTH, III
151 SALISBURY LANE
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

2016653

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Two Thousand Five Hundred and 00/100 Dollars (\$422,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAUL S. SIMMONS and SHERRON L. SIMMONS, HUSBAND AND WIFE **whose mailing address** is: 3240 Arbor Hill Trace, Hoover AL 35244 (hereinafter referred to as "Grantors") by WILLIAM EDGAR BOOTH, III and AMY JONES BOOTH **whose property address** is: 151 SALISBURY LANE, 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

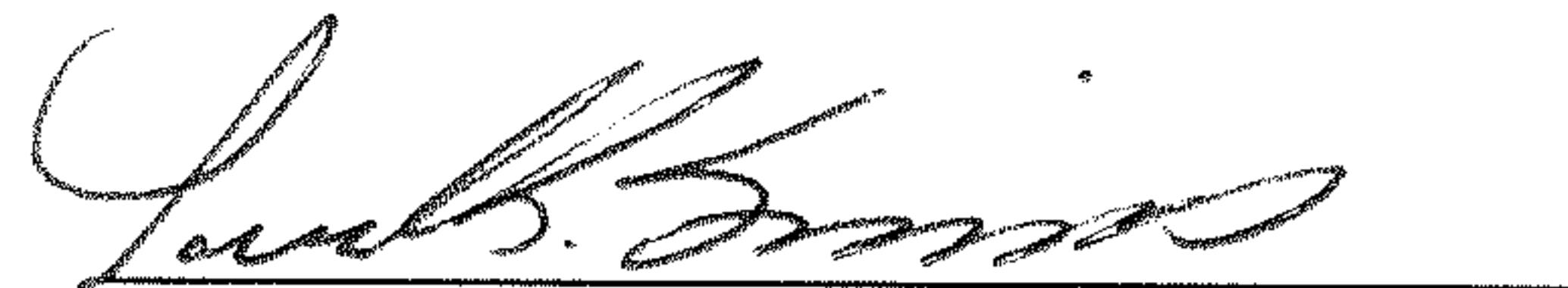
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. Shelby Cable Agreement as set out in Instrument No. 1997-33476 in said Probate Office
3. Lake Easement Agreement executed by Highland Lake Properties, Ltd and Highland Lake Development, Ltd, providing for easements, use by others and maintenance of Lake Property described within Instrument No. 1993-15705, in said Probate Office
4. Easement for ingress and egress to serve Highland Lake Development executed by Highland Lake Development Ltd to Highland Lake Properties, Ltd recorded in Instrument No. 1993+15704 in said Probate Office.
5. Release of damages as set out in Instrument (s) recorded in Instrument No. 20050505000214850 in said Probate Office.
6. Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provided, among other things for an Association to be formed to assess and manage the private roadways, etc of the development; all of said covenants, restrictions and conditions being set out in Instrument recorded as Instrument No. 1994-07111, amended in Instrument No. 1996-17543 and amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, 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.
7. Title to all 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; Instrument No. 1998-7776; Instrument No. 1998-7777 & Instrument No. 1998-7778 in said Probate Office.
8. Restrictive Covenants & Distribution Easement to Alabama Power Company as set out in Instrument No. 2001-22920.

9. All easements, rights of way, restrictions, covenants, conditions and building setback lines, as shown on recorded Map of Highland Lakes, 21st Sector, Phase 1 & 11, an Eddleman Community as recorded in Map Book 30, Page 6 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Right of way to Birmingham Water and Sewer Board as recorded in Instrument No. 1998-34387, Instrument No. 1995-34035 and Instrument No. 2001-49794 in said Probate Office.
11. Underground easement to Alabama Power Company as set forth in Instrument No. 1997-19422.
12. Right of way and agreement with Alabama Power Company as to covenants pertaining thereto to be recorded in Deed Book 111, Page 409; Deed Book 109, Page 70; Deed Book 149, Page 380; Deed Book 173, Page 364; Deed Book 276, Page 670; Deed Book 124, Page 408; Deed Book 133, Pages 210 & 212; Real Book 31, Page 355 & Instrument No. 1994-1186 in said Probate Office.
13. Declaration for Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 21st Sector, Phase 1 & ii as recorded in Instrument No. 20020716000332740 in the Probate Office of Shelby County, Alabama.
14. Release of Damages, restrictions, Modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable as set out in Instrument No. 20020723000342160.
15. Right of ways to Shelby County recorded in Deed Book 95, Page 503 & Deed Book 196, Page 246.

\$380,250.00 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 31st day of October, 2016.

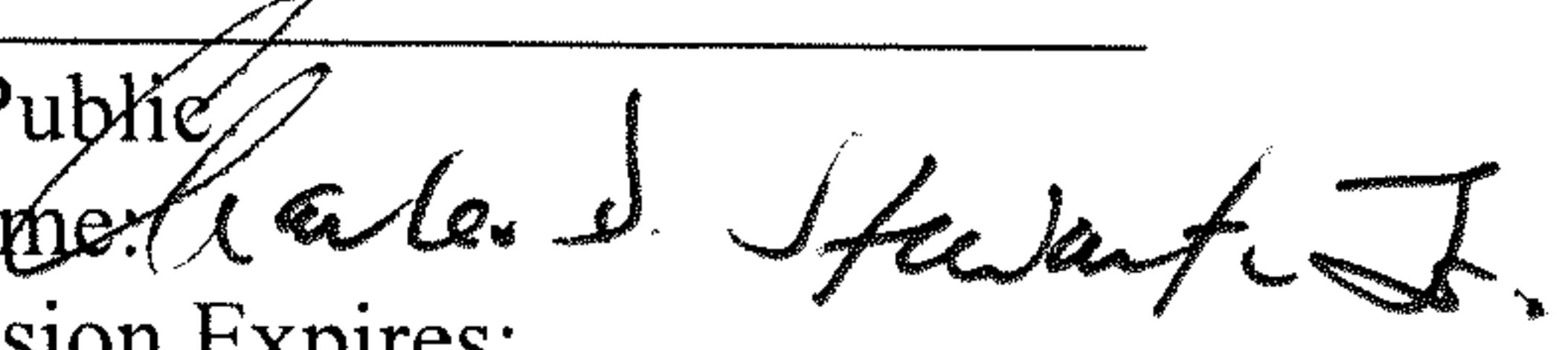

PAUL S. SIMMONS


SHERRON L. SIMMONS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAUL S. SIMMONS and SHERRON L. SIMMONS 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 31st day of October, 2016.

Notary Public
Print Name: 
Commission Expires:

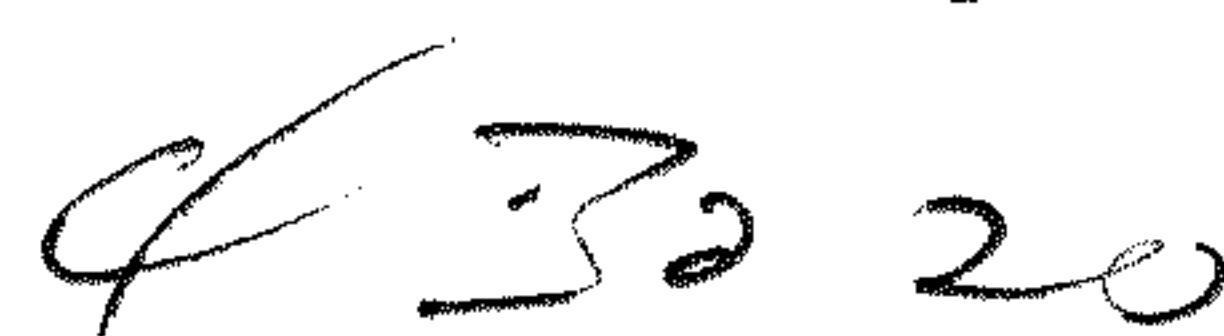

430 20

EXHIBIT "A"

Lot 2138, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.; being situated in 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 Convents for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No.1996-17543 and 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, 21th Sector, as recorded in Instrument No. 20020716000332740, 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
11/02/2016 01:30:29 PM
\$63.50 CHERRY
20161102000403450



A handwritten signature in black ink, which appears to be "James W. Fuhrmeister", is placed over the bottom right of the recorded document.