

Send tax notice to:  
STEVEN J. CANNON  
1091 BALDWIN 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

2016682

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$427,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LUKE M. LEONARD and MELISSA P. LEONARD, HUSBAND AND WIFE **whose mailing address is:** 136 Waterloo Bend, Birmingham AL 35242 (hereinafter referred to as "Grantors") by STEVEN J. CANNON AND HEATHER H. CANNON **whose property address is:** 1091 BALDWIN 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:

**Lot 2816, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office 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 Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument #2041109000615190 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, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017
2. Any mineral or mineral rights leased, granted or retained by current or prior owners.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
4. Declaration of Easements and Master Protective Covenants for Highland Lakes a Residential Subdivision, as recorded in Instrument #1994-07111, amended in Instrument #1996-17543, further amended in Instrument #1999-31095, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., as recorded in Instrument #9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, as recorded in Instrument #20041109000615190.
6. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages

- relating thereto, as recorded in Instrument #1999-40620, and any damages relating to the exercise of such rights or the extraction of such minerals.
7. Lake Easement Agreement as recorded in Instrument #1993-15705.
  8. Easement for ingress and egress to serve Highland Lakes Development Ltd., and Highland Lakes Properties, Ltd., as recorded in Instrument #1993-15704.
  9. Cable agreement as reset out in Instrument #1997-19422.
  10. Conditions, restrictions and limitations as set out in Instrument #20040823000471380.
  11. Easement for sanitary sewer lines and water lines as recorded in Instrument #20060509000218130

\$384,750.00 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 10th day of November, 2016.

  
LUKE M. LEONARD

  
MELISSA P. LEONARD

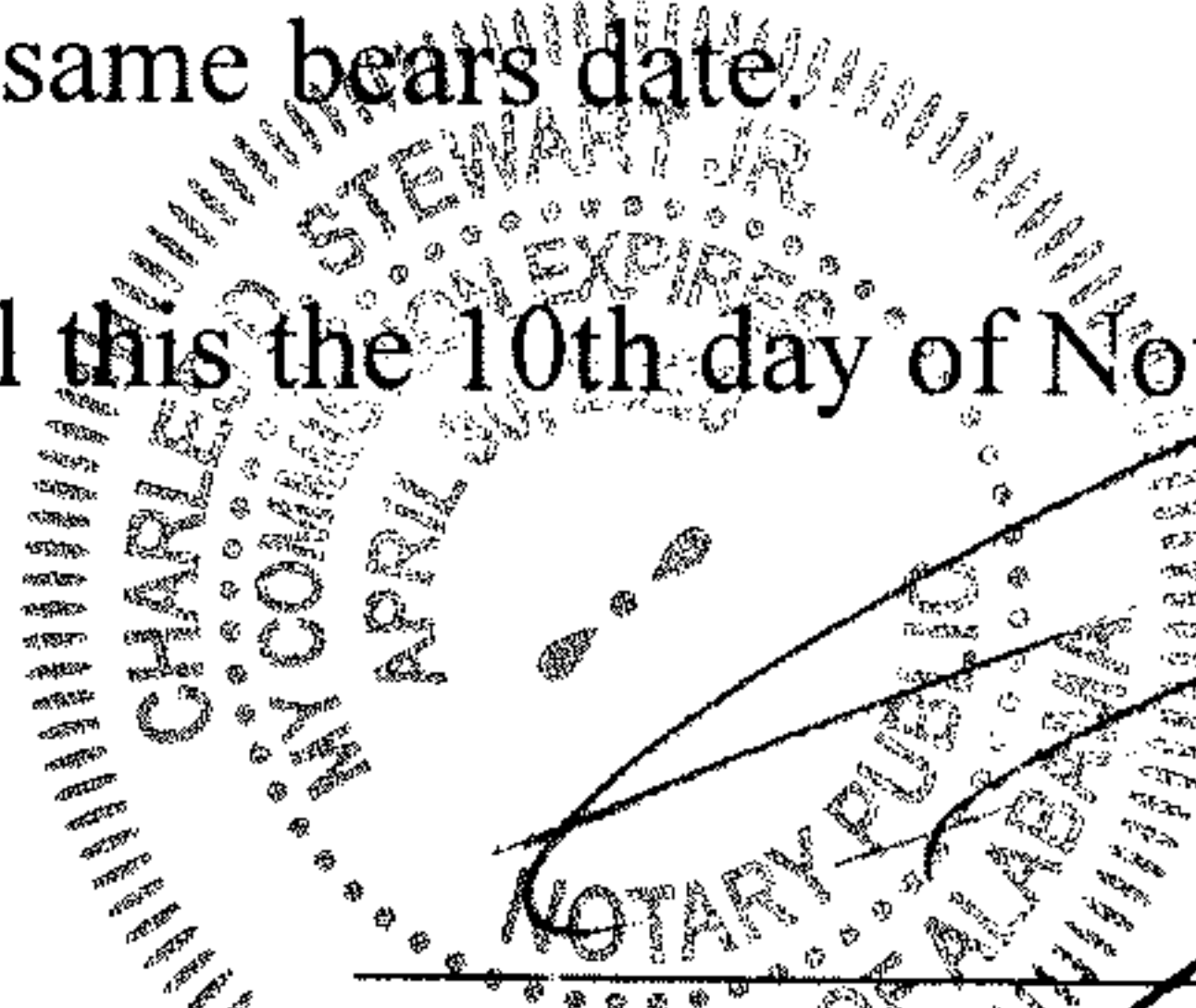



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LUKE M. LEONARD and MELISSA P. LEONARD 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 10th day of November, 2016.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/15/2016 03:13:07 PM  
\$61.00 CHERRY  
20161115000420880

  
Notary Public  
Print Name:   
Commission Expires:   
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