

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Shelby County, AL 01/03/2017
State of Alabama
Deed Tax: \$99.00

Send Tax Notice To: Arthur L. Snow
Nancy E. Snow
706 Highland Lakes Cove
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County


20170103000001900 1/3 \$120.00
Shelby Cnty Judge of Probate: AL
01/03/2017 03:22:04 PM FILED/CERT

That in consideration of the sum of **Four Hundred Ninety Four Thousand Five Hundred Dollars and No Cents (\$494,500.00)**, 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, **Joe W. Wildmon Sr., an unmarried man, whose mailing address is 4010 Vestview Drive, Vestavia, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Arthur L. Snow and Nancy E. Snow, whose mailing address is 706 Highland Lakes Cove, 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 706 Highland Lakes Cove, Birmingham, AL 35242**; to wit;

Lot 4A, according to the Resurvey of Highland Lakes 1st Sector Phase V, an Eddleman Community, as recorded in Map Book 27, page 108, 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 1994-07111 and amended in Instrument 1996-17543 and 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, 1st Sector, Phase V, recorded as Instrument No. 1994-7112, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

\$395,600.00 of the purchase price is being paid by a mortgage being simultaneously recorded herewith.

Joe W. Wildmon Sr. is the surviving Grantee from deed recorded in

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 2017 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.

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.

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

Easement(s) as shown by recorded map.

Mineral and mining rights and rights incident there to recorded in Book 81, page 417, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 133, page 210 and Real 31, page 355 in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument 1994-7111; Instrument 1996-17543 and Instrument 1999-31095, in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc., recorded in Instrument 9402/3947, in the Probate Office of Jefferson County, Alabama.

Declaration of public easements recorded in Instrument 1997-33476, in the Probate Office of Shelby County, Alabama.

Cable Agreement recorded in Instrument 1997-33476, in the Probate Office of Shelby County, Alabama.

Restrictions, Limitations and Conditions as set out in Map Book 18, pages 37 A, B, C, D, E, F & G; Map

Book 25, page 85 and Map Book 27, page 108, in the Probate Office of Shelby County, Alabama.

Declaration of Covenants, Conditions and Restrictions for Highland Lakes, First Sector, as recorded in Instrument 1994-7112, in the Probate Office of Shelby County, Alabama.

Grant of Construction of Railroads as set out in Deed Book 334, page 587, in the Probate Office of Shelby County, Alabama.

Permits and Easement to South Central Bell as recorded in Deed Book 327, page 454; Deed Book 339, page 403 and Deed Book 326, page 580, in the Probate Office of Shelby County, Alabama.

Lake Easement Agreement as recorded in Instrument 1993-15705, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto, restrictions, conditions, covenant for storm water run-off control and release of damages recorded in Instrument 2002-5633, in the Probate Office of Shelby County, Alabama.

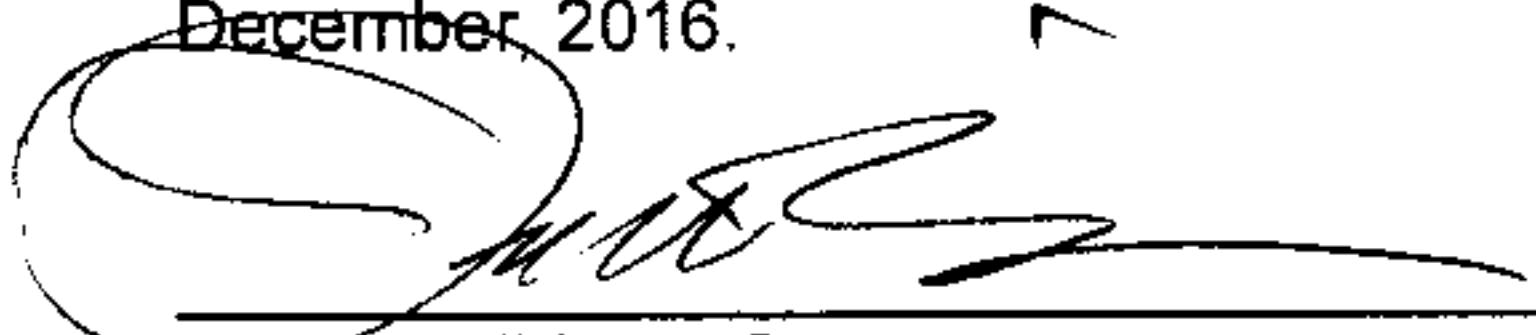
Restrictive Covenants with Easement appearing of record in Instrument 20040910000506330, in the Probate Office of Shelby County, Alabama.

Declaration of Easement for lake recorded in Instrument 20050825000439370 and re-recorded in Instrument 20131218000483630, 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 21st day of December, 2016.



Joe W. Wildmon Sr.

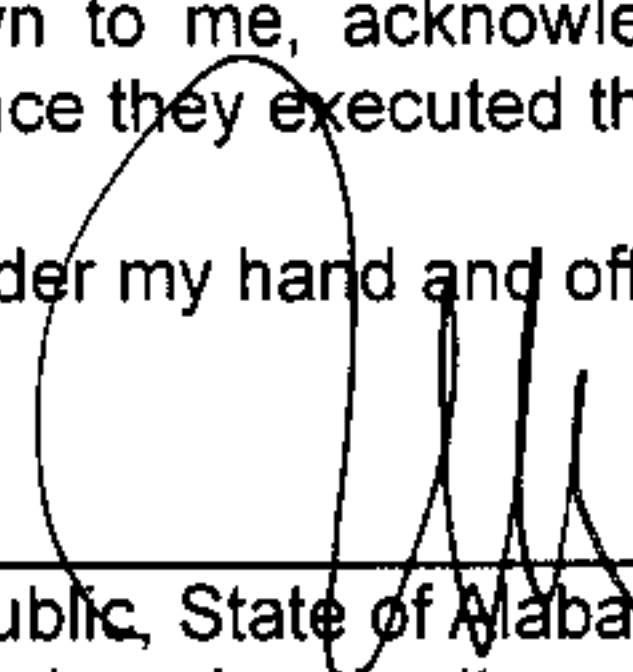
State of Alabama

} General Acknowledgment

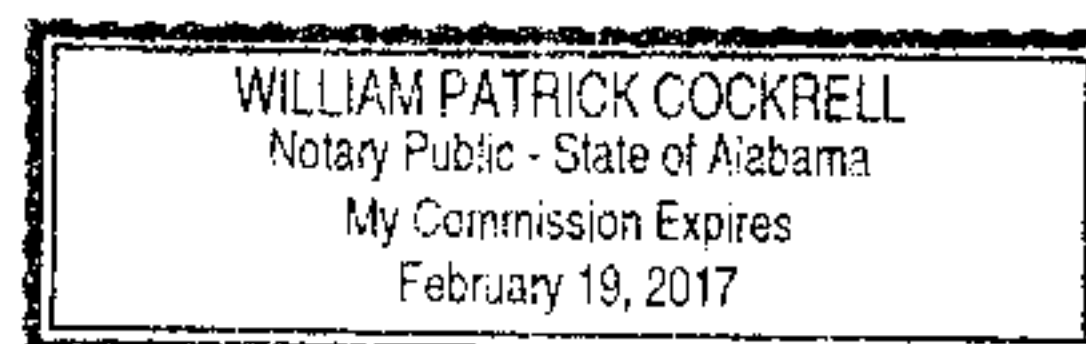
Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Joe W. Wildmon Sr., an unmarried man 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 21st day of December, 2016.



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



20170103000001900 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
01/03/2017 03:22:04 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Joe W. Wildmon Sr.
Theresa M. Wildmon
Mailing Address 4010 Vestview Drive
Vestavia, AL 35242
Property Address 706 Highland Lakes Cove
Birmingham, AL 35242

Grantee's Name Arthur L. Snow
Nancy E. Snow
Mailing Address 706 Highland Lakes Cove
Birmingham, AL 35242

Date of Sale December 21, 2016
Total Purchase Price \$494,500.00
or
Actual Value _____
or
Assessor's Market Value _____

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 December 19, 2016

☐ Unattested

JP
(verified by)

Print Joe W. Wildmon Sr.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1